

# \$809,000 - 14 Ambleside Rise Nw, Calgary

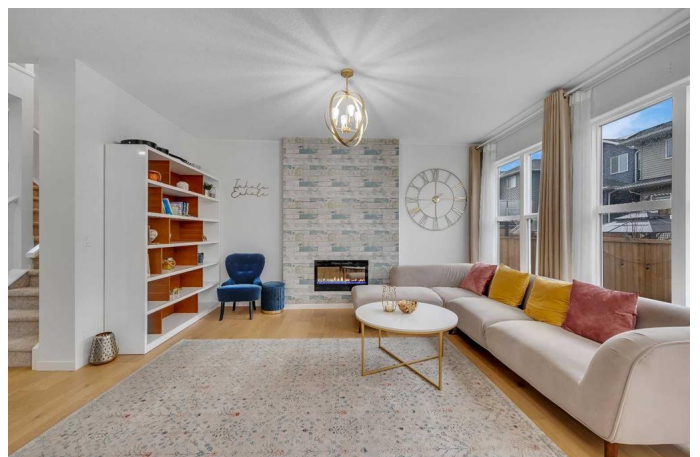
MLS® #A2220809

**\$809,000**

3 Bedroom, 4.00 Bathroom, 2,108 sqft  
Residential on 0.08 Acres

Ambleton, Calgary, Alberta

Welcome to 14 Ambleside Rise NW â€” a stunning and spacious 2-STOREY DETACHED HOME located in Calgaryâ€™s sought-after community of Ambleton. Built in 2022 and sitting on a beautifully LANDSCAPED 3,379 SQ FT CONVENTIONAL LOT, this elegant residence offers over 2,100 SQ FT OF UPGRADED LIVING SPACE above grade, with a FULLY FINISHED BASEMENT featuring a SEPARATE SIDE ENTRANCEâ€”ideal for MULTIGENERATIONAL LIVING or FUTURE RENTAL POTENTIAL. Step inside and experience the perfect blend of MODERN DESIGN and FUNCTIONALITY. The bright, open-concept main floor features soaring 9-FT CEILINGS, HARDWOOD FLOORING, and a welcoming layout thatâ€™s ideal for both daily living and entertaining. The GOURMET KITCHEN is the heart of the home, boasting QUARTZ COUNTERTOPS, a GAS STOVE, CHIMNEY HOOD FAN, WALK-IN PANTRY, stylish TILE BACKSPLASH, and a spacious QUARTZ ISLAND that doubles as a prep space and casual dining area. The adjacent dining room seamlessly flows onto the BACK DECK and into the PRIVATE FENCED YARDâ€”perfect for BBQs and summer gatherings. Relax in the cozy living room with a DECORATIVE ELECTRIC FIREPLACE finished with elegant SURROUND. Additional features include a MAIN FLOOR DEN, 2-PC POWDER ROOM, CROWN MOULDING, UPGRADED VINYL WINDOWS, and an



INSULATED DOUBLE ATTACHED GARAGE with FRONT DRIVE ACCESS. You'll appreciate the attention to detail throughout, from the elegant FLOORING to the CUSTOM-BUILT FEATURES. Upstairs, you'll find a generous BONUS ROOM perfect for a playroom or media space, along with convenient UPPER FLOOR LAUNDRY and two spacious secondary bedrooms, both featuring WALK-IN CLOSETS. The lavish PRIMARY BEDROOM is a peaceful retreat, offering a luxurious 5-PIECE ENSUITE with DOUBLE VANITY, QUARTZ COUNTERS, SOAKER TUB, STAND-UP SHOWER, BIDET, and a MASSIVE WALK-IN CLOSET. The FULLY DEVELOPED BASEMENT offers even more functional space, featuring a large open recreation area, STACKED LAUNDRY, a BAR AREA WITH MINI FRIDGE, and a separate entrance—making it ideal for in-law accommodations. Located in a FAMILY-FRIENDLY NEIGHBOURHOOD, this home is close to PARKS, PLAYGROUNDS, TOP-RATED SCHOOLS, SHOPPING, RESTAURANTS, WALKING/BIKE PATHS, STONEY TRAIL and TRANSIT. With a Left CERTIFIED ALBERTA NEW HOME WARRANTY, this move-in-ready home offers everything today's buyer is looking for—STYLE, SPACE, COMFORT, and INVESTMENT POTENTIAL. Don't miss your opportunity to own this SHOWSTOPPER in one of NW Calgary's most desirable communities. Book your private showing today!

Built in 2022

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2220809  |
| Price    | \$809,000 |
| Bedrooms | 3         |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,108       |
| Acres          | 0.08        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 14 Ambleside Rise Nw |
| Subdivision | Ambleton             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3P 1S5              |

### Amenities

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Amenities      | Park, Parking, Playground                                                                                 |
| Parking Spaces | 4                                                                                                         |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated |
| # of Garages   | 2                                                                                                         |

### Interior

|                   |                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bidet, Built-in Features, Crown Molding, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                       |
| Cooling           | Other                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                                             |
| Fireplaces        | Electric, Living Room, Tile, Decorative                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                           |
| Basement          | Exterior Entry, Finished, Full                                                                                                                                                                |

**Exterior**

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                  |
| Lot Description   | Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Vinyl Siding, Wood Siding                                                     |
| Foundation        | Poured Concrete                                                               |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 33             |
| Zoning         | R-G            |
| HOA Fees       | 250            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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