

# \$799,900 - 122 Ambleside Heath Nw, Calgary

MLS® #A2200195

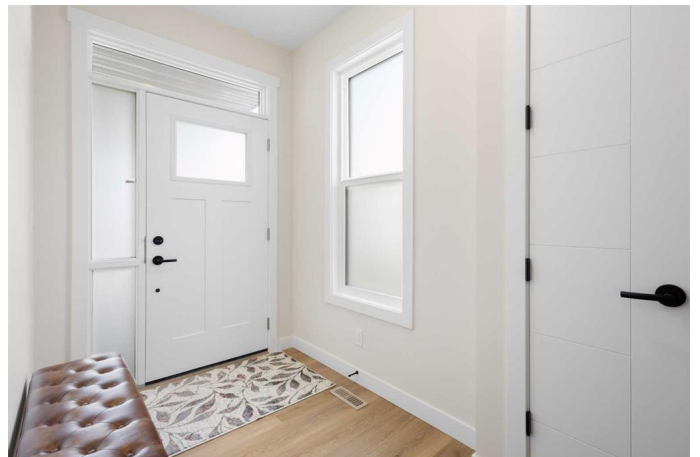
**\$799,900**

3 Bedroom, 3.00 Bathroom, 2,301 sqft  
Residential on 0.09 Acres

Ambleton, Calgary, Alberta

Welcome to this home with a Ton of Upgradeds, where Each Bedroom Features an Additional Window, and the entire home boasts upgraded Oversized Windows and Doors. It is nestled on a quiet street in the sought-after community of Moraine. Upon entering, you'll be captivated by everything this house has to offer: 9-Foot Ceilings on the main floor, an open-concept design, and a Flexible Den that adapts to any occasion. The kitchen features a generous island with quartz countertops and modern built-in appliances, all complemented by a walk-through pantry that provides ample storage and conveniently connects to the mudroom and garage for easy grocery access. The East-Facing living room boasts soaring 17-Foot High Ceilings and is flooded with natural light, creating a bright and welcoming atmosphere that's perfect for hosting large gatherings.

Upstairs, the spacious master bedroom easily accommodates a king-size bed while still offering plenty of room to move around. The luxurious ensuite is equipped with a double vanity and a rain shower. Two well-sized children's rooms share a full 5-piece bathroom. The bonus room is filled with natural light and is spacious enough for a TV or play area. The unfinished basement providing a blank canvas with endless possibilities. The backyard deck, fence, and lawn are all complete, ready for you to relax and enjoy the afternoon sunshine. You can also enjoy a healthy lifestyle with walks or jogs around the community's ONLY POND,



just a ONE-MINUTE WALK from home. This turnkey home is ready for you to move in!

Built in 2021

### Essential Information

MLS® #	A2200195
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,301
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	122 Ambleside Heath Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1S4

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	36
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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