



THE
A-TEAM

**RE/MAX
FIRST**

116 AMBLESIDE Crescent, Calgary T4B 3P5

MLS® #: **A2179040**

Area: **Moraine**

Listing Date: **11/13/24**

List Price: **\$949,800**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 13-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,692 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,068**

Low Sqft:

Ttl Sqft: **3,068**

DOM

38

Layout

Beds: **5 (5)**

Baths: **4.5 (4 1)**

Style: **3 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Level, Street Lighting**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator**
Int Feat: **Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Smart Home, Soaking Tub, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	8`11" x 10`0"	4pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	11`9" x 15`0"	Great Room	Main	13`6" x 15`11"
Nook	Main	11`6" x 12`8"	Bedroom - Primary	Upper	13`3" x 16`1"
5pc Ensuite bath	Upper	11`6" x 10`2"	Bedroom	Upper	10`1" x 11`0"

5pc Bathroom
 Bedroom
 Bedroom - Primary
 Bonus Room
 Balcony

Upper
 Upper
 Upper
 Upper
 Upper

0`0" x 0`0"
 9`11" x 10`10"
 13`6" x 12`1"
 25`0" x 14`3"
 12`9" x 5`10"

Bonus Room
 3pc Ensuite bath
 Laundry
 2pc Bathroom

Upper
 Upper
 Upper
 Upper

12`3" x 15`11"
 0`0" x 0`0"
 5`3" x 8`1"
 0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **2012140**

Zoning:
R-G

Remarks

Pub Rmks: **Introducing the Pierce 3, a luxurious 2,947 sq. ft. three-story home offering 5 bedrooms, 4.5 bathrooms, and a 2-car garage. Designed for modern family living, this home features 9' knockdown ceilings on the main floor and basement, a side entrance, and a 2-bedroom area with rough-ins for added flexibility. The executive kitchen boasts built-in stainless steel appliances, a chimney hood fan, a waterline to the fridge, and a spice kitchen. The main floor is finished with durable LVP flooring and includes a full bedroom and bath, an electric fireplace with a floor-to-ceiling tile surround, and extra windows for natural light. Upstairs, a vaulted bonus room adds elegance, while quartz or granite countertops and undermount sinks enhance the home. The primary ensuite offers a spa-like experience with a tiled shower, soaker tub, dual sinks, and a private WC. With a south-facing backyard and high-end upgrades, the Pierce 3 balances style and functionality. *Photos are representative.***

Inclusions:
 Property Listed By: **N/A**
Bode

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



Main Level: 1092 sq. ft. Second Level: 1393 sq. ft. Third Level: 462 sq. ft.







