



THE
A-TEAM

**RE/MAX
FIRST**

116 AMBLESIDE Crescent, Calgary T4B 3P5

MLS®#: **A2206172**

Area: **Moraine**

Listing Date: **03/27/25**

List Price: **\$1,109,999**

Status: **Active**

County: **Calgary**

Change: **None**

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: **3,078**

Low Sqft:

Ttl Sqft: **3,078**

DOM

13

Layout

Beds: **5 (5)**

Baths: **4.5 (4 1)**

Style: **3 (or more) Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Rectangular Lot,Street Lighting**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`5" x 12`0"	Living Room	Main	15`10" x 13`5"
Kitchen	Main	16`0" x 11`7"	Spice Kitchen	Main	6`7" x 5`7"

Pantry	Main	4`0" x 3`2"	4pc Bathroom	Main	8`6" x 4`11"
Bedroom	Main	9`11" x 8`10"	Entrance	Main	7`11" x 6`10"
Bedroom - Primary	Second	16`0" x 13`2"	Walk-In Closet	Second	7`11" x 5`11"
5pc Ensuite bath	Second	11`5" x 10`1"	Bedroom	Second	10`1" x 10`11"
5pc Ensuite bath	Second	12`5" x 5`0"	Bedroom	Second	10`9" x 9`11"
Laundry	Second	8`0" x 6`5"	Bedroom	Second	13`5" x 12`2"
Walk-In Closet	Second	5`2" x 5`5"	3pc Ensuite bath	Second	8`5" x 4`11"
Family Room	Second	16`0" x 12`3"	Bonus Room	Third	25`0" x 20`5"
2pc Bathroom	Third	8`9" x 5`9"			

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 2012140
 Zoning: R-G

Remarks

Pub Rmks: **OPEN HOUSE Saturday April 5, 1-3 PM. Welcome to this exquisitely crafted spec home—the custom-built Pierce 3 model by Sterling Homes. Perfectly positioned on a conventional lot with a SOUTH-facing backyard, this three-story residence boasts 5 bedrooms and 4.5 bathrooms, seamlessly blending modern elegance with everyday comfort and functionality. Step inside to discover executive-level finishes, including 9' KNOCKDOWN CEILINGS, AUTOMATED Power Blinds, ALEXA Voice command controls, an OPEN-CONCEPT layout, and extra-large windows that flood the home with natural light. The Chef's kitchen features a MASSIVE QUARTZ ISLAND, a BUILT-IN OVEN and MICROWAVE, a SMART FRIDGE with touchscreen, 6-burner KITCHEN AID GAS COOKTOP, and a dishwasher. A separate SPICE KITCHEN adds extra convenience, featuring an UPGRADED 6-burner Frigidaire GAS RANGE—ideal for those who love to cook and entertain. For added flexibility, the main level includes a BEDROOM and a FULL BATHROOM, making it an excellent space for guests, in-laws, or a private home office. The second floor is designed for both luxury and practicality. A vaulted bonus room creates an airy, sophisticated retreat. The PRIMARY SUITE is a true sanctuary, boasting a spa-like 5-piece ensuite complete with an oversized soaker tub, a glass stand-up shower, and dual vanities, as well as a walk-in closet. A SECOND BEDROOM SUITE with a walk-in closet and a private 4-piece ensuite offers comfort and privacy, while TWO ADDITIONAL BEDROOMS share a Jack & Jill 5-piece bathroom, providing plenty of space for the entire family. On the third floor, you'll find a VERSATILE BONUS ROOM with an exclusive PRIVATE BALCONY, offering unobstructed views. Whether used as a home office, fitness studio, entertainment lounge, or private retreat, this space is designed to adapt to your lifestyle. A convenient 2-PIECE BATHROOM completes this top-level haven. The 2-car garage and SIDE ENTRANCE provide convenience and ample storage, while the south-facing backyard with COMPLETE PRIVACY in the front and back of the house ensures you'll enjoy abundant natural light and a serene outdoor space. The basement includes a SECOND FURNACE, a SIDE ENTRANCE, and LARGE WINDOWS, making it ideal for a legal suite or in-law accommodations. A secondary suite would be subject to approval and permitting by the City/municipality. With its impeccable design, high-end upgrades, Energy Efficient home by Design, and functional layout, the Pierce 3 offers the perfect balance of style and practicality. Don't miss your chance to own this exceptional property.**

Inclusions: N/A
 Property Listed By: Skyrock

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











