

\$889,000 - 42 Ambleside Rise Nw, Calgary

MLS® #A2126680

\$889,000

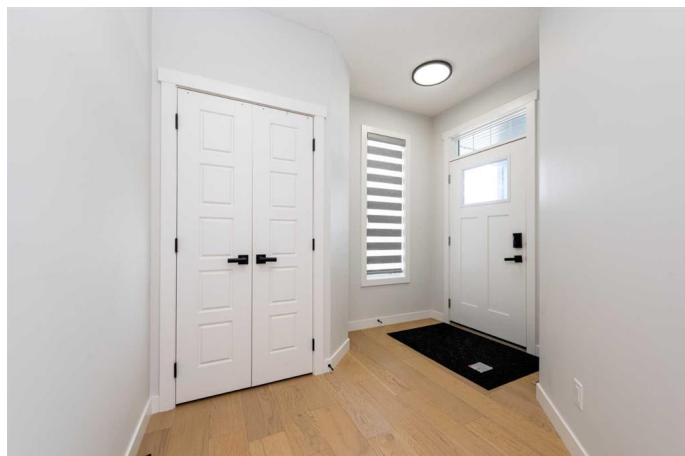
6 Bedroom, 4.00 Bathroom, 2,577 sqft

Residential on 0.08 Acres

Ambleton, Calgary, Alberta

2 BEDROOM ILLEGAL SUITE |
SEPARATE/SIDE ENTRANCE | OVER 2500
SQ FT | SPICE KITCHEN | 6 BEDROOMS &
3.5 BATHROOMS | CONVENTIONAL LOT |
OFFICE/DEN ON MAIN FLOOR | UPPER
FLOOR LAUNDRY | WATER SOFTNER & AC
|

The welcoming entrance of this 2021 built 2-storey home opens to a nice wide Foyer followed by an Office. This home offers engineered HARDWOOD on the main floor, generously sized living room presenting a fire place upgraded with premium tiles that extends up to the ceiling, a gorgeous kitchen with ceiling height white cabinets, amazing quartz countertops, a large island, and stainless steel appliances featuring built in Microwave & Oven, Electric Cooktop and Gas Stove in the Spice Kitchen. Keep the main kitchen sparkling by using the spice kitchen in the servery. The spice kitchen has a gas stove, range hood, a sink and ample cabinets for storage. The main floor Den is a multi-use; a home office, kids play room or additional seating. The open kitchen, dining and living room are full of natural light coming through the large windows. Step out on the generously sized deck and take in the stunning sun in the afternoon/evenings. The main floor is completed with a half bathroom and access to a double car garage. As you go upstairs you will find a huge bonus room, 4 Bedrooms, 2 Full Bathrooms with double Vanities and tiled flooring, a separate Laundry Room. The huge



Primary bedroom is a retreat which offers a deep walk-in closet and 5-piece ensuite. Moving downstairs is a Separate entrance to the BRAND NEW 2-bedroom ILLEGAL SUITE offering large windows making this a nice bright unit. Spacious and bright Living Room, Dining room, a well-designed kitchen with white cabinets and quartz counters, 2 Bedrooms, a Den/Office, 3-piece CUSTOM bathroom and laundry facilities complete this level. This illegal suite presents an ideal option for an extra income or accommodating guests. This house is also equipped with a WATER SOFTNER and AC. This house is perfectly located close to all amenities, including Stoney Trail, making it easy to get around. Don't miss out on this opportunity to own your dream home in one of Calgary's newest and most desired communities.

Built in 2021

Essential Information

MLS® #	A2126680
Price	\$889,000
Sold Price	\$877,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,577
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	42 Ambleside Rise Nw
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Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1S5

Amenities

Amenities	Other
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive

Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Gas Range, Microwave, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2024
Date Sold	May 19th, 2024
Days on Market	19
Zoning	R-G
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office eXp Realty

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