

# \$1,098,000 - 30 Ambleside Park Nw, Calgary

MLS® #A2194917

**\$1,098,000**

5 Bedroom, 4.00 Bathroom, 2,377 sqft  
Residential on 0.08 Acres

N/A, Calgary, Alberta

Welcome to this move-in ready masterpiece, offering 3,307 sq. ft. of total livable space, situated on a conventional corner lot that backs onto a serene pond with walking trails and sides onto a kids' play park. This home is designed for luxury, comfort, and modern convenience, featuring smart home technology, motorized blinds, and premium finishes throughout.

Step inside to an open-concept layout with soaring high ceilings in the living room, complemented by 9-foot ceilings on the main floor and basement and 8-foot doors on the main floor, creating a grand and spacious feel. The gourmet kitchen is a chef's dream, featuring high-end stainless steel appliances, including an electric cooktop, built-in microwave & oven, chimney-style hood fan, and a premium refrigerator. A spice kitchen with a gas range and high-power hood fan provides extra cooking space. The dining area opens onto a raised deck, offering breathtaking pond views and the best sunrise views—perfect for enjoying your morning coffee. A main-floor bedroom provides flexibility for guests or multi-generational living, while the mudroom adds convenience and storage.

Upstairs, the stained wood staircase leads to a spacious bonus room, ideal for a second living area or entertainment space. The luxurious master retreat boasts a 5-piece ensuite, a



private balcony, and breathtaking sunrise views over the pond. Two additional bedrooms, both large enough for king-size beds, share a stylish 4-piece bath.

The fully developed illegal basement suite offers a spacious bedroom, private entrance, and a cozy electric fireplace, making it ideal for extended family.

With walking trails right in the backyard, you're just steps away from nature while being minutes from shopping, grocery stores, medical facilities, entertainment, and Stoney Trail. This one-of-a-kind home combines modern luxury, stunning views, and smart technology in a prime location. Don't miss this rare opportunity—schedule your private showing today!

Built in 2022

### Essential Information

MLS® #	A2194917
Price	\$1,098,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,377
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	30 Ambleside Park Nw
Subdivision	N/A

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1S4

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, In Garage Electric Vehicle Charging Station(s), Insulated, Side By Side
# of Garages	2
Waterfront	Pond

### **Interior**

Interior Features	Bar, Bidet, Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Smart Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Decorative, Electric, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond, Few Trees, Front Yard, Greenbelt, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 14th, 2025
Days on Market	26
Zoning	R-1
HOA Fees	320
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	MaxWell Central
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