

67 Amblefield Common NW
Calgary, Alberta

MLS # A2240003

\$779,800



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|------------------|------------------------|---------------|------------------|
| Division: | Moraine | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,173 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 4 | Baths: | 4 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Street Lighting | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, See Remarks | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Double Vanity, Kitchen Island, Soaking Tub, Walk-In Closet(s) | | |

Inclusions: N/A

Explore the Braxton quick-possession home by Trico Homes in Ambleton. This 2,173 sq. ft. two-storey offers 4 bedrooms, 4 full bathrooms, and a front-attached garage. The open-concept main floor features a kitchen with central island, stainless steel appliances, ample cabinetry, and a spice kitchen with gas range and hood fan. A dining and living area, plus a flex room adjacent to a full bathroom, add main floor functionality. Upstairs includes a primary bedroom with walk-in closet and private ensuite, three additional bedrooms, two more full bathrooms (including dual ensuites), and laundry. This home includes basement rough-ins for a future secondary suite (subject to City of Calgary approval), a side entrance, and large windows. Built with energy-efficient materials and insulation for long-term performance. Located in Ambleton, close to parks, schools, and pathways. Photos shown are for illustration purposes only; actual finishes may vary.