

# \$784,900 - 31 Amblefield Common Nw, Calgary

MLS® #A2240032

## \$784,900

4 Bedroom, 4.00 Bathroom, 2,173 sqft  
Residential on 0.07 Acres

Ambleton, Calgary, Alberta

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 includes 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, provide added 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. The home includes rough-ins for a future secondary suite (subject to City approval), side entrance, and large windows. Energy-efficient materials and insulation are used throughout. Located in the Ambleton community near parks, schools, and walking paths. Photos are representative only; actual finishes may vary.



Built in 2025

## Essential Information

MLS® #	A2240032
Price	\$784,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,173
Acres	0.07

Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	31 Amblefield Common Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2L7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Awning(s)
Lot Description	Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 15th, 2025
Days on Market	57
Zoning	R-G

## **Listing Details**

Listing Office	Bode Platform Inc.
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