

\$779,800 - 31 Amblesfield Common Nw, Calgary

MLS® #A2240032

\$779,800

4 Bedroom, 4.00 Bathroom, 2,173 sqft

Single Family on 0.07 Acres

Moraine, 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. (id:6289)



Built in 2025

Essential Information

Listing #	A2240032
Price	\$779,800
Bedrooms	4
Bathrooms	4.00
Square Footage	2,173
Acres	0.07
Year Built	2025

Type	Single Family
Sub-Type	Freehold

Community Information

Address	31 Amblesfield Common Nw
Subdivision	Moraine
City	Calgary
Province	Alberta
Postal Code	T3P2L7

Amenities

Amenities	Park, Playground, Schools, Shopping
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Stone, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Bode Platform Inc.
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