

\$749,800 - 62 Amblefield Common Nw, Calgary

MLS® #A2243799

\$749,800

3 Bedroom, 3.00 Bathroom, 2,067 sqft
Single Family on 0.07 Acres

Moraine, Calgary, Alberta

Welcome to 62 Amblefield Common NW, a thoughtfully designed Oxford 2 by Trico Homes in the community of Ambleton. With 2,067 sq ft, this home offers 3 bedrooms with walk-in closets, a central bonus room, and a main floor flex space—perfect for an office or playroom. The open-concept main floor features 9’™ knockdown ceilings, large windows, and an electric fireplace in the great room. The kitchen is equipped with quartz countertops, upgraded stainless steel appliances, upgraded lighting, tile, and ceiling-height cabinetry with under-cabinet lighting. Upstairs includes a spacious laundry room and a luxurious primary bedroom with a 5-piece ensuite. The undeveloped basement features 9’™ foundation walls, side entry, sunshine windows, and rough-ins. Enjoy the front-attached double garage and quiet location just minutes from transit, walking paths, and shopping. Ready for September 2025 possession in one of NW Calgary’s most family-friendly communities. (id:6289)



Built in 2025

Essential Information

Listing #	A2243799
Price	\$749,800
Bedrooms	3
Bathrooms	3.00
Square Footage	2,067

Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	62 Amblesfield Common Nw
Subdivision	Moraine
City	Calgary
Province	Alberta
Postal Code	T3P2L5

Amenities

Amenities	Schools, Shopping
Features	See remarks
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Electric, 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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