

## 31 Amblesfield Common NW Calgary, Alberta

**MLS # A2240032**



**\$784,900**

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

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