



THE
A-TEAM

**RE/MAX
FIRST**

71 AMBLEFIELD Common, Calgary T3P2C1

MLS®#: **A2164710**

Area:

Listing **09/11/24**

List Price: **\$908,233**

Status: **Active**

County: **Calgary**

Date:
Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **3,530 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,671**

Low Sqft:

Ttl Sqft: **2,671**

DOM

70

Layout

Beds: **5 (5)**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Great Room	Main	13`0" x 15`10"
Nook	Main	12`0" x 8`6"	Bedroom - Primary	Upper	15`9" x 17`1"
5pc Ensuite bath	Upper	0`0" x 0`0"	Bonus Room	Upper	13`8" x 14`8"
Bedroom	Upper	11`0" x 10`0"	3pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	10`0" x 11`0"	Bedroom	Upper	13`0" x 10`0"
3pc Ensuite bath	Main		Bedroom	Main	9`6" x 10`5"
Flex Space	Main	9`3" x 8`0"	3pc Ensuite bath	Upper	

