

71 AMBLEFIELD Common, Calgary T3P2C1

A2164710 Listing 09/11/24 List Price: **\$908,233** MLS®#: Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

General Information

Residential Prop Type: Sub Type: City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Detached Calgary

Finished Floor Area 2025 Abv Saft:

Low Sqft:

Ttl Sqft: 3,530 sqft 2,671

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

2,671

70

Ttl Park: 4 Garage Sz: 2

5 (5)

4.5 (4 1)

2 Storey

Access:

Back Yard, Corner Lot Lot Feat: 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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	

Legal/Tax/Financial

Zoning: R-G				
TBD Remarks				
Showcasing the impressive Springhill model by Trico Homes, this nearly 2,671-square-foot property is celebrated for its exceptional design and unparalleled qua This stunning 5-bedroom home by Trico Homes offers spacious and versatile living with three generous bedrooms, including a convenient main floor bedroom. The home boasts 4 full baths and 1 half bath, each featuring modern fixtures and luxurious finishes. A flex room provides an ideal space for a home office or study, we abonus room adds extra living space perfect for entertainment. The home is future-ready with a side entrance door and repositioning of the mechanical area, complete with a 3-piece rough-in for a future basement development. High-end finishes showcase Trico Homes' commitment to quality craftsmanship. Located ju				
minutes from major retail stores, this home perfectly blends convenience and elegance. Please note this is a pre-construction listing. Photos are representative N/A				
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123