



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

8

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	

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **TBD**

Zoning: **R-G**

Remarks

Pub Rmks: **Showcasing the impressive Springhill model by Trico Homes, this nearly 2,671-square-foot property is celebrated for its exceptional design and unparalleled quality. 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, while a bonus 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 just minutes from major retail stores, this home perfectly blends convenience and elegance. Please note this is a pre-construction listing. Photos are representative**

Inclusions: **N/A**
Property Listed By: **Bode Platform Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123