



THE
A-TEAM

**RE/MAX
FIRST**

62 AMBLEFIELD Common, Calgary T3P2C1

MLS®#: **A2164749**

Area:

Listing **09/11/24**

List Price: **\$799,902**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,075 sqft**
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **2,067**

Low Sqft:

Ttl Sqft: **2,067**

DOM

8

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

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	10`0" x 10`1"	Bedroom - Primary	Upper	13`0" x 14`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	Bonus Room	Upper	15`5" x 12`4"
Bedroom	Upper	10`2" x 10`0"	4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	10`6" x 10`0"	Flex Space	Main	11`7" x 7`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

TBD

Zoning:
R-G

Remarks

Pub Rmks: **Showcasing the impressive Oxford 2 model by Trico Homes, this nearly 2,067-square-foot property is celebrated for its exceptional design and unparalleled quality. 3 spacious bedrooms, including main floor living, ideal for families or guests. This home offers 2 full baths and 1 half bath, all outfitted with modern fixtures and luxurious finishes. The flex room provides versatile space for a home office or creative endeavors, while the bonus room adds extra living space perfect for relaxation or entertainment. With a side entrance door, repositioned mechanical area, and a 3-piece rough-in, the basement is ready for future development. High-end finishes are showcased throughout, highlighting Trico's signature craftsmanship. Situated on a level lot with upgraded elevation, this home is perfectly located just minutes from major retail stores, blending convenience with elegant living. 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