



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
Finished Floor Area
Abv Sqft: 2,067
Low Sqft:
Ttl Sqft: 2,067
Lot Sz Ar: 3,075 sqft
Lot Shape:

DOM

83
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Yard
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Nook, 5pc Ensuite bath, Bedroom, and Flex Space with their respective levels and dimensions.

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