



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**43 AMBLEFIELD Common, Calgary T3P2C1**

MLS® #: **A2164757**      Area: **NONE**      Listing Date: **09/12/24**      List Price: **\$841,939**  
 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: **2,249 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,283**  
 Low Sqft:  
 Ttl Sqft: **2,283**

DOM

**61**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.0 (3 0)**  
 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**      Construction: **Stone, Vinyl Siding, Wood Frame**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **None**      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
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Great Room</b>	<b>Main</b>	<b>13`10" x 12`0"</b>
<b>Nook</b>	<b>Main</b>	<b>11`0" x 11`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`0" x 18`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>15`9" x 12`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 10`0"</b>	<b>5pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 11`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`4" x 10`5"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**TBD**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Showcasing the impressive Concord model by Trico Homes, this nearly 2,293-square-foot property is celebrated for its exceptional design and unparalleled quality. This stunning residence offering 4 spacious bedrooms, including the convenience of main floor living, and 3 full baths outfitted with modern fixtures and luxurious finishes. This thoughtfully designed home features a versatile bonus room, perfect for relaxation or entertainment. The side entrance and repositioned mechanical area with a 3-piece rough-in are ideal for a future basement development. High-end finishes throughout the home reflect Trico's signature craftsmanship. Set on a level lot, this home enjoys an upgraded exterior elevation and is conveniently located just 5-10 minutes from major retail stores, offering the perfect blend of comfort and accessibility. This exquisite property perfectly blends luxury with functionality. Photos are representative. Please note this is a pre-construction listing.**

Inclusions:  
Property Listed By:

**N/A**  
**Bode Platform Inc.**

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