



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

7
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
3pc Bathroom	Main	0`0" x 0`0"	Great Room	Main	13`10" x 12`0"
Nook	Main	11`0" x 11`0"	Bedroom - Primary	Upper	13`0" x 18`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	Bonus Room	Upper	15`9" x 12`4"
Bedroom	Upper	10`4" x 10`0"	5pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	10`0" x 11`9"	Bedroom	Main	11`4" x 10`5"

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