



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:

Access:

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

Finished Floor Area

Abv Sqft: **2,283**

Low Sqft:

Ttl Sqft: **2,283**

DOM

100

Layout

Beds: **4 (4)**

Baths: **3.0 (3 0)**

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
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