

# \$784,900 - 31 Amblefield Common Nw, Calgary

MLS® #A2240032

## \$784,900

4 Bedroom, 4.00 Bathroom, 2,173 sqft  
Residential on 0.07 Acres

Ambleton, Calgary, Alberta

Explore the Braxton quick-possession home by Trico Homes in Ambleton. This 2,173 sq. ft. two-storey offers 4 bedrooms, 4 full bathrooms, and a front-attached garage. The open-concept main floor includes a kitchen with central island, stainless steel appliances, ample cabinetry, and a spice kitchen with gas range and hood fan. A dining and living area, plus a flex room adjacent to a full bathroom, provide added functionality. Upstairs includes a primary bedroom with walk-in closet and private ensuite, three additional bedrooms, two more full bathrooms (including dual ensuites), and laundry. The home includes rough-ins for a future secondary suite (subject to City approval), side entrance, and large windows. Energy-efficient materials and insulation are used throughout. Located in the Ambleton community near parks, schools, and walking paths. Photos are representative only; actual finishes may vary.



Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2240032  |
| Price          | \$784,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,173     |
| Acres          | 0.07      |

|            |             |
|------------|-------------|
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 31 Amblefield Common Nw |
| Subdivision | Ambleton                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P 2L7                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Double Vanity, Kitchen Island, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator                              |
| Heating           | Forced Air, Natural Gas                                                          |
| Cooling           | None                                                                             |
| Fireplace         | Yes                                                                              |
| # of Fireplaces   | 1                                                                                |
| Fireplaces        | Decorative, Electric                                                             |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Unfinished                                                                 |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Awning(s)                       |
| Lot Description   | Street Lighting                 |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 31              |
| Zoning         | R-G             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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