

\$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	59
Zoning	R-G

Listing Details

Listing Office	Bode Platform Inc.
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