

31 Amblefield Common NW  
Calgary, Alberta

MLS # A2240032



**\$789,900**

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,173 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

Discover the Braxton quick-possession home in Ambleton—a 2,173?sq ft two-storey with 4 bedrooms, 4 bathrooms, and a front-attached garage. The open-concept main floor includes a spacious kitchen with island, stainless-steel appliances, and ample cabinetry, flowing into a bright dining and living area. A main floor flex room adds functionality for work or play. Upstairs, the primary bedroom offers a walk-in closet and ensuite, while three additional bedrooms, two full baths, and upstairs laundry provide family-friendly convenience. Built green with energy-efficient systems, high-performance insulation, and durable finishes for long-term comfort and savings. Located in Calgary’s Ambleton community with nearby parks, schools, and pathways. Photos are representative. Style, space, and sustainability meet in this Trico-built family home.