



GRASSROOTS
REALTY GROUP

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38 Amblesfield Common NW
Calgary, Alberta

MLS # A2238944



\$768,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,067 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Street Lighting, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Soaking Tub		
Inclusions:	N/A		

Discover the Oxford II quick-possession home in Ambleton: a spacious 2,067?sq?ft two-storey with 3 bedrooms, 2 full bathrooms and 1 half bath, plus a convenient front-attached garage. The open-concept main floor seamlessly connects a chef-inspired kitchen—featuring a central island, stainless-steel appliances, and ample cabinetry—to dining and living areas ideal for gatherings. Upstairs, the primary bedroom offers a walk-in closet and ensuite, while two additional bedrooms share a full bathroom and enjoy easy access to upstairs laundry. Built-green with energy-efficient systems and high-performance insulation, this home ensures comfort, durability, and reduced utility costs. The front garage enhances curb appeal and practicality. Occupant-focused design, quality craftsmanship, and a full new-home warranty enhance appeal. Photos are representative. Experience modern family living in Ambleton.