



GRASSROOTS
REALTY GROUP

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67 Amblesfield Common NW
Calgary, Alberta

MLS # A2240003

\$784,900



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

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

Inclusions: N/A

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 features 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, add main floor 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. This home includes basement rough-ins for a future secondary suite (subject to City of Calgary approval), a side entrance, and large windows. Built with energy-efficient materials and insulation for long-term performance. Located in Ambleton, close to parks, schools, and pathways. Photos shown are for illustration purposes only; actual finishes may vary.