



**GRASSROOTS**  
REALTY GROUP

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**67 Amblesfield Common NW**  
**Calgary, Alberta**

**MLS # A2240003**



**\$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

Explore the Braxton quick-possession home—2,173?sq?ft of well-designed living space with 4 bedrooms, 4 bathrooms, and a double attached garage. The open-concept main floor includes a chef-inspired kitchen with central island, stainless-steel appliances, and ample cabinetry, flowing into a spacious dining and living area. A main-floor flex room offers space for a home office or extra seating. Upstairs, the primary bedroom features a walk-in closet and private ensuite. Three additional bedrooms and two full bathrooms, plus upstairs laundry, ensure convenience for growing families. Built-green with energy-efficient systems and durable materials for lasting comfort and savings. Located in a family-friendly community with access to parks, pathways, and schools. Photos are representative. Designed with function and comfort in mind, this Trico-built home is ready to impress.