



GRASSROOTS
REALTY GROUP

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31 Amblefield Common NW
Calgary, Alberta

MLS # A2240032



\$789,900

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		

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.