



GRASSROOTS
REALTY GROUP

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62 Amblesfield Common NW
Calgary, Alberta

MLS # A2243799



\$759,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,067 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	See Remarks		

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:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 62 Amblesfield Common NW, a thoughtfully designed Oxford 2 by Trico Homes in the community of Ambleton. With 2,067 sq ft, this home offers 3 bedrooms with walk-in closets, a central bonus room, and a main floor flex space—perfect for an office or playroom. The open-concept main floor features 9’ knockdown ceilings, large windows, and an electric fireplace in the great room. The kitchen is equipped with quartz countertops, stainless steel appliances, and ceiling-height cabinetry with under-cabinet lighting. Upstairs includes a spacious laundry room and a luxurious primary bedroom with a 5-piece ensuite. The undeveloped basement features 9’ foundation walls, side entry, sunshine windows, and a 3-piece rough-in. Enjoy the extended front-attached double garage and quiet location just minutes from transit, walking paths, and shopping. Ready for September 2025 possession in one of NW Calgary’s most family-friendly communities. Photos are representative.