



**71 Amblefield Common
Calgary, Alberta**

MLS # A2164710



\$908,233

Division:	Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,672 sq.ft.	Age:	2025 (-1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Showcasing the impressive Springhill model by Trico Homes, this nearly 2,671-square-foot property is celebrated for its exceptional design and unparalleled quality. This stunning 5-bedroom home by Trico Homes offers spacious and versatile living with three generous bedrooms, including a convenient main floor bedroom. The home boasts 4 full baths and 1 half bath, each featuring modern fixtures and luxurious finishes. A flex room provides an ideal space for a home office or study, while a bonus room adds extra living space perfect for entertainment. The home is future-ready with a side entrance door and repositioning of the mechanical area, complete with a 3-piece rough-in for a future basement development. High-end finishes showcase Trico Homes' commitment to quality craftsmanship. Located just minutes from major retail stores, this home perfectly blends convenience and elegance. Please note this is a pre-construction listing. Photos are representative