



**62 Amblefield Common
Calgary, Alberta**

MLS # A2164749



\$799,902

Division:	Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,067 sq.ft.	Age:	2025 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

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 Oxford 2 model by Trico Homes, this nearly 2,067-square-foot property is celebrated for its exceptional design and unparalleled quality. 3 spacious bedrooms, including main floor living, ideal for families or guests. This home offers 2 full baths and 1 half bath, all outfitted with modern fixtures and luxurious finishes. The flex room provides versatile space for a home office or creative endeavors, while the bonus room adds extra living space perfect for relaxation or entertainment. With a side entrance door, repositioned mechanical area, and a 3-piece rough-in, the basement is ready for future development. High-end finishes are showcased throughout, highlighting Trico’s signature craftsmanship. Situated on a level lot with upgraded elevation, this home is perfectly located just minutes from major retail stores, blending convenience with elegant living. Please note this is a pre-construction listing. Photos are representative.