



**43 Amblefield Common
Calgary, Alberta**

MLS # A2164757



\$841,939

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,283 sq.ft. | Age: | 2025 (-1 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.05 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 Concord model by Trico Homes, this nearly 2,293-square-foot property is celebrated for its exceptional design and unparalleled quality. This stunning residence offering 4 spacious bedrooms, including the convenience of main floor living, and 3 full baths outfitted with modern fixtures and luxurious finishes. This thoughtfully designed home features a versatile bonus room, perfect for relaxation or entertainment. The side entrance and repositioned mechanical area with a 3-piece rough-in are ideal for a future basement development. High-end finishes throughout the home reflect Trico's signature craftsmanship. Set on a level lot, this home enjoys an upgraded exterior elevation and is conveniently located just 5-10 minutes from major retail stores, offering the perfect blend of comfort and accessibility. This exquisite property perfectly blends luxury with functionality. Photos are representative. Please note this is a pre-construction listing.