

# \$789,900 - 31 Amblefield Common Nw, Calgary

MLS® #A2240032

## \$789,900

4 Bedroom, 4.00 Bathroom, 2,173 sqft  
Residential on 0.07 Acres

Ambleton, Calgary, Alberta



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.

Built in 2025

### Essential Information

MLS® #	A2240032
Price	\$789,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,173
Acres	0.07
Year Built	2025

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	31 Amblefield Common Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2L7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Awning(s)
Lot Description	Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 15th, 2025
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Days on Market 2  
Zoning R-G

Listing Details

Listing Office Bode Platform Inc.

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