

# \$799,000 - 96 Amblefield Grove Nw, Calgary

MLS® #A2210156

**\$799,000**

3 Bedroom, 3.00 Bathroom, 2,067 sqft

Residential on 0.07 Acres

Ambleton, Calgary, Alberta

This NEW home is the Oxford 2 WALKOUT by TRICO HOMES. The Oxford 2 features 2,067 sqft, 3 UPPER FLOOR BEDROOMS and a central BONUS ROOM. Additionally, this Oxford 2 features a MAIN FLOOR flex-room. The open main floor features 9â€™™ knock down ceilings with large windows offering a bright and inviting Nook and Great Room with direct access to the FULL WIDTH raised DECK. The KITCHEN features stainless steel appliances, taller cabinets with under cabinet lighting and Quartz counter tops. The great room features an electric FIREPLACE with bump out to the ceiling and large windows. The second-floor features 3 bedrooms with walk-in closets, a central BONUS ROOM and a laundry room with additional linens storage. The PRIMARY ENSUITE includes dual sinks, separate soaker tub, a separate shower, a private WC, and a spacious walk-in closet. The basement is unfinished, has a 9â€™™ foundation, 2 upsized walkout windows, and comes with a 3pc rough-in and correct mechanical room location. This Oxford 2 has a longer front attached double car garage, with 8â€™™ tall garage door, and 2 additional parking spaces on the front driveway. This nicely appointed Oxford 2 is on a Walk Out lot and includes a Full Width raised DECK. This quick possession home is located in the quiet family friendly community of Ambleton in NW Calgary. Ambleton, a community in the heart of NW Calgary, offers easy access to commuter routes, established transit, nature



trails, and safe off-street pathways, all just minutes away from shopping, dining, and downtown, making it the perfect place to live and explore. Photos are representative.

Built in 2025

### Essential Information

MLS® #	A2210156
Price	\$799,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,067
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	96 Amblefield Grove Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1W4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### **Exterior**

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	15
Zoning	TBD

### **Listing Details**

Listing Office	Bode Platform Inc.
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