

# \$769,000 - 72 Amblefield Grove Nw, Calgary

MLS® #A2229827

## \$769,000

3 Bedroom, 3.00 Bathroom, 2,066 sqft

Residential on 0.07 Acres

Ambleton, Calgary, Alberta

This NEW June POSSESSION home is the Oxford 2 by TRICO HOMES. This nicely appointed Oxford 2 is on a sunshine lot. It features 2,067 Sqft, 3 UPPER FLOOR BEDROOMS and a central BONUS ROOM. Additionally, this Oxford 2 features a MAIN FLOOR pocket office. The open main floor features 9'™ knock down ceilings with large windows offering a bright and inviting Nook and Great Room. 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 9'™ foundation, 2 upsized sunshine windows, and comes with a 3pc rough-in and a mechanical room. Photos are representative.



Built in 2025

## Essential Information

MLS® #	A2229827
Price	\$769,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,066
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	72 Amblefield Grove Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2B8

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

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

### Exterior

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

**Additional Information**

Date Listed	June 10th, 2025
Days on Market	11
Zoning	R-G

**Listing Details**

Listing Office	Bode Platform Inc.
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