



## 62 Amblefield Common NW, Calgary, Alberta - \$759,900



Main Photo

### Property Description

Welcome to 62 Amblefield Common NW, a thoughtfully designed Oxford 2 by Trico Homes in the community of Ambleton. With 2,067 sq ft, this home offers 3 bedrooms with walk-in closets, a central bonus room, and a main floor flex space—perfect for an office or playroom. The open-concept main floor features 9' knockdown ceilings, large windows, and an electric fireplace in the great room. The kitchen is equipped with quartz countertops, upgraded stainless steel appliances, upgraded lighting, tile, and ceiling-height cabinetry with under-cabinet lighting. Upstairs includes a spacious laundry room and a luxurious primary bedroom with a 5-piece ensuite. The undeveloped basement features 9' foundation walls, side entry, sunshine windows, and rough-ins. Enjoy the front-attached double garage and quiet location just minutes from transit, walking paths, and shopping. Ready for September 2025 possession in one of NW Calgary's most family-friendly communities.



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