

# \$784,900 - 96 Amblefield Grove Nw, Calgary

MLS® #A2242131

## \$784,900

3 Bedroom, 3.00 Bathroom, 2,067 sqft  
Residential on 0.07 Acres

Ambleton, Calgary, Alberta

This NEW August POSSESSION 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 9'™ 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. Photos are representative.

Built in 2025

### Essential Information

MLS® #	A2242131
Price	\$784,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Adobe

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	July 22nd, 2025
Days on Market	6
Zoning	R-G

## Listing Details

Listing Office	Bode Platform Inc.
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