

# \$768,900 - 38 Amblefield Common Nw, Calgary

MLS® #A2238944

## \$768,900

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

Ambleton, Calgary, Alberta



Discover the Oxford II quick-possession home in Ambleton: a spacious 2,067?sq?ft two-storey with 3 bedrooms, 2 full bathrooms and 1 half bath, plus a convenient front-attached garage. The open-concept main floor seamlessly connects a chef-inspired kitchenâ€”featuring a central island, stainless-steel appliances, and ample cabinetryâ€”to dining and living areas ideal for gatherings. Upstairs, the primary bedroom offers a walk-in closet and ensuite, while two additional bedrooms share a full bathroom and enjoy easy access to upstairs laundry. Built-green with energy-efficient systems and high-performance insulation, this home ensures comfort, durability, and reduced utility costs. The front garage enhances curb appeal and practicality. Occupant-focused design, quality craftsmanship, and a full new-home warranty enhance appeal. Photos are representative. Experience modern family living in Ambleton.

Built in 2025

### Essential Information

MLS® #	A2238944
Price	\$768,900
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	38 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, Pantry, Soaking Tub
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	Back Yard, Street Lighting, Zero Lot Line
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 11th, 2025
Days on Market	6
Zoning	TBD

**Listing Details**

Listing Office	Bode Platform Inc.
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