

\$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	29
Zoning	TBD

Listing Details

Listing Office	Bode Platform Inc.
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