

72 Amblesfield Grove NW
Calgary, Alberta

MLS # A2229827

\$739,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,066 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Soaking Tub, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

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.