

\$739,900 - 96 Ambleridge Grove Nw, Calgary

MLS® #A2265229

\$739,900

3 Bedroom, 3.00 Bathroom, 2,059 sqft

Residential on 0.07 Acres

Ambleridge, Calgary, Alberta

Welcome to 96 Ambleridge Grove NW, a stunning Trico Homes build offering modern elegance, functional design, and exceptional value in one of Calgary's fast-growing northwest communities. Priced at \$769,800, this beautiful 3-bedroom, 2.5-bath home sits on a walkout homesite and blends thoughtful upgrades with timeless style, making it the perfect fit for growing families or those seeking a brand-new home in a connected community. Step inside and be greeted by soaring 9'™ ceilings on the main floor, rich LVT flooring, and an open-concept layout designed for both everyday living and entertaining. The main floor flex room provides a versatile space that can be used as a home office, playroom, or study. At the heart of the home is a chef-inspired kitchen featuring 1½" quartz countertops, 42" upper cabinets with crown moulding, a walk-in pantry, gas line to the kitchen range, and upgraded lighting that highlights the elegant finishes. The adjacent living area is anchored by a 50" electric fireplace, creating a warm and inviting space. A 24'™ x 10'™ rear deck with aluminum railings extends your living space outdoors, making it ideal for entertaining or relaxing while enjoying the view from your walkout lot. Upstairs, you'll find three spacious bedrooms, each with its own walk-in closet, as well as a convenient laundry area with front-load washer and dryer included. The luxurious owner's suite is a true retreat with a 5-piece ensuite, featuring double



vanities with quartz counters, a deep soaker tub, and a separate shower.

The walkout basement offers incredible future potential, with 9â€™™ foundation walls, a door and two 5â€™™x5â€™™ windows as part of the walkout packageâ€”perfect for future development and additional living space.

This home is built with quality materials and curb appeal in mind, featuring a durable exterior with Hardie board, smartboard, vinyl, and stone accents, along with an 8â€™™ tall garage door for added functionality. Thoughtful energy-efficient touches enhance everyday convenience. Buyers will also enjoy the choice of \$4,000 in landscaping or window coveringsâ€”a rare and valuable bonus for new homeowners.

Located in a vibrant new northwest community, this Trico home offers both comfort and connectivity, with easy access to parks, schools, shopping, and major roadways. 96 Amblesfield Grove NW â€” A modern walkout home designed for the way you live.

Built in 2025

Essential Information

MLS® #	A2265229
Price	\$739,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,059
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	96 Ambleridge
Subdivision	96 Ambleridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2L4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Asphalt
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	5
Zoning	R-G
HOA Fees	265
HOA Fees Freq.	MON

Listing Details

Listing Office eXp Realty

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