



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**61 ARBOUR VISTA Road, Calgary T3G 4N9**

MLS® #: **A2100784**

Area: **Arbour Lake**

Listing Date: **01/26/24**

List Price: **\$1,450,000**

Status: **Active**

County: **Calgary**

Change: **+\$82k, 27-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2000**

Lot Information

Lot Sz Ar: **619 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,637**  
Low Sqft:  
Ttl Sqft: **2,637**

DOM

**114**

Layout

Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

**Views**

**Driveway, Garage Door Opener, Triple Garage Attached**

Utilities and Features

Roof: **Cedar Shake**  
Heating: **Central, Natural Gas**  
Sewer: **Public Sewer**  
Ext Feat: **None**

Construction: **Stone, Stucco, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Hardwood**

Water Source:

**Public**

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Stove, Microwave, Washer/Dryer, Window Coverings**  
Int Feat: **Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s)**  
Utilities: **Garbage Collection**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>12`10" x 6`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`5" x 14`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`11" x 6`10"</b>
<b>Balcony</b>	<b>Main</b>	<b>17`4" x 7`4"</b>
<b>Living Room</b>	<b>Second</b>	<b>16`5" x 13`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>14`9" x 13`10"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>17`5" x 11`8"</b>
<b>Pantry</b>	<b>Main</b>	<b>11`5" x 6`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 6`10"</b>
<b>Balcony</b>	<b>Second</b>	<b>9`3" x 14`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`5" x 11`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>16`5" x 13`5"</b>

4pc Bathroom  
Bonus Room  
Media Room  
4pc Bathroom  
Bedroom

Second  
Second  
Basement  
Basement  
Second

11`4" x 4`11"  
9`11" x 17`7"  
12`8" x 15`7"  
4`11" x 8`1"  
12`5" x 11`4"

4pc Ensuite bath  
Bedroom  
Family Room  
Game Room

Second  
Basement  
Main  
Basement

13`2" x 11`4"  
12`5" x 13`8"  
16`5" x 7`6"  
24`0" x 13`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9813181**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Do you want to have your own private Panoramic Rocky Mountain & Lake & COP Views in this beautifully built home in highly demanded family-oriented community of Arbour Lake? This is a must see! This 2 storey, triple attached garage home with fully finished walk-out basement offers 3840 sq ft of living space over three levels. Features 3+1 bedrooms, 3.5 bathrooms, one spacious recreational space and a theatre in the basement. You are welcomed into this beautiful home by a spacious foyer with an immediate spectacular view of the Rocky Mountains. Open concept floor plan leads you to a professionally designed kitchen fully equipped with high-end commercial stainless steel appliances, huge island, lots of storage spaces and a separate storage room beside the door to the garage. The spacious living room with huge south facing windows and endless natural light pour into the house everyday that you rarely need to turn on the lights. Three bedrooms, a homy-size bonus room is in the middle of 2nd floor, where you can read, watch tv, chat and play with your loved ones during any warm nights. Master bedroom has it's own private terrace where is a perfect place for you to have your morning coffee or enjoy the most beautiful sunset. The walk-out basement is fully finished too, one bedroom with walk-in closet that you can use as your guest room; a family theatre and lots of space that you can easily convert to your home office / gym / wet bar (already rough-in) based on your needs. Two hot water tanks was just replaced in 2018 (according to the previous owner). Come to visit, you'll fall in love with it at your first sight.**

Inclusions:  
Property Listed By:

**Freezer in Pantry  
First Place Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















