



THE
A-TEAM

**RE/MAX
FIRST**

68 ARBOUR CREST Court, Calgary T3G 4T5

MLS® #: **A2123651**

Area: **Arbour Lake**

Listing Date: **04/24/24**

List Price: **\$849,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar: **4,262 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,948**

Low Sqft:

Ttl Sqft: **1,948**

DOM

25

Layout

Beds: **5 (4 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Close to Clubhouse,Cul-De-Sac,Dog Run Fenced In,Low Maintenance Landscape,Underground Sprinklers,Pie Shaped Lot,Treed Concrete Driveway,Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Awning(s),Garden,Lighting,Private Yard**

Construction: **Concrete,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garage Control(s),Instant Hot Water,Microwave Hood Fan,Range,Refrigerator,Washer,Water Softener,Window Coverings**

Int Feat: **Ceiling Fan(s),Central Vacuum,Crown Molding,French Door,Jetted Tub,Kitchen Island,Quartz Counters,Smart Home,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	16`6" x 9`7"
Dining Room	Main	11`5" x 8`6"
Bedroom	Second	13`2" x 18`11"
Bedroom	Second	11`1" x 8`5"
Bedroom	Second	10`8" x 11`1"
Exercise Room	Basement	13`1" x 12`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`8" x 4`11"
Living Room	Main	19`4" x 12`10"
Bedroom - Primary	Second	14`9" x 13`3"
4pc Ensuite bath	Second	6`1" x 9`2"
4pc Bathroom	Second	8`0" x 4`11"
Family Room	Basement	12`10" x 13`4"

4pc Bathroom Bedroom	Basement Basement	8`2" x 5`0" 13`1" x 12`1"	Storage Legal/Tax/Financial	Basement	12`3" x 7`4"
<hr/>					
Title: Fee Simple		Zoning: R-C1			
Legal Desc:		9813145		Remarks	
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Pub Rmks:		<p>Welcome to this stunning 2-storey home nestled in the sought-after community of Arbour Lake! Located in a quiet cul-de-sac, this home offers the epitome of family-friendly living with excellent schools within walking distance, convenient access to shopping, transit and the private lake. This meticulously maintained residence boasts an array of features designed for comfort and convenience. As you step inside, you'll be greeted by a thoughtfully designed main floor featuring a spacious living room equipped with a solar shade for added comfort and convenience, inviting dining area, and a well-appointed kitchen equipped with elegant quartz countertops, a chef's sink with Pearl faucet, and a plethora of storage space with extended cabinets and a pantry. The main floor is completed with a modern half bathroom and a convenient laundry area. Upstairs, you'll find four cozy bedrooms and two full bathrooms. The primary suite is a retreat with a luxurious 4-piece ensuite featuring a jetted tub and a walk-in closet. The bonus room/forth bedroom includes built-in shelving and cabinets which extend from ceiling to floor. The fully finished basement offers additional living space with a generously sized rec room, an office/gym, and an additional 3-piece bathroom, providing ample space for entertainment and relaxation. Room in basement with window can easily be converted to 5th bedroom. Outside, the low-maintenance yard is beautifully landscaped with a new PVC deck, custom canvas awning, and irrigation system. The backyard is a private oasis, perfect for outdoor gatherings and leisurely afternoons. The property also features exposed aggregate pathway that leads up to front porch, lined with custom made railing and meticulously designed front door. Situated on a private lot next to green space and walking paths, this home offers breathtaking views of the city skyline and majestic mountains. Enjoy access to a private beach, tennis courts, paddle boarding, fishing, and more. Additional features include central air-conditioning, central vacuum, hot water on demand, water softener, sump pump, new triple pane windows throughout, electric blinds in stairway, professionally installed holiday lights with interior switch, hot and cold outdoor taps and massive storage space under the stairs. Don't miss out on the opportunity to call this exceptional property your own! (please note some photos have been virtually staged)</p>			
Inclusions: Property Listed By:		TV in basement Real Broker			

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







