



THE
A-TEAM

**RE/MAX
FIRST**

240 ARBOUR RIDGE Way, Calgary T3G 3V8

MLS®#: **A2124491**

Area: **Arbour Lake**

Listing Date: **04/20/24**

List Price: **\$828,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1993**
Lot Information
Lot Sz Ar: **4,768 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,152**
Low Sqft:
Ttl Sqft: **2,152**

DOM

29
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Low Maintenance Landscape,Landscaped,Many Trees,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Private Yard**

Construction:
Aluminum Siding ,Wood Frame
Flooring:
Carpet,Hardwood,Laminate
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	5`6" x 4`7"
Living Room	Main	13`7" x 13`5"
2pc Bathroom	Main	3`2" x 7`4"
Kitchen With Eating Area	Main	11`6" x 11`11"
Bedroom - Primary	Second	12`2" x 17`9"
Bedroom	Second	10`2" x 9`8"
4pc Ensuite bath	Second	10`2" x 6`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Laundry	Main	9`2" x 7`11"
Office	Main	8`11" x 14`1"
Family Room	Main	12`0" x 15`11"
Dining Room	Main	11`5" x 11`5"
Bedroom	Second	10`3" x 8`11"
Bedroom	Second	11`7" x 9`8"
4pc Bathroom	Second	4`11" x 9`8"

Bedroom	Lower	12`9" x 11`8"	Bedroom	Lower	11`5" x 14`6"
3pc Bathroom	Lower	9`5" x 6`2"	Legal/Tax/Financial		
<hr/>					
Title:		Zoning:			
Fee Simple		R-C1			
Legal Desc:		9212483		Remarks	
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Pub Rmks:		First time homebuyers and Investors, Welcome to the highly sought-after family-friendly Community of Arbour Lake. This immaculate two storey residence offers over 3000 sf developed living area. 4 up + 2 down Bed 3.5 Bath 1 Main + 1 down Kitchen 1 Main + 1 down Laundry room *Check our Virtual tour! * Upon arrival, you will be amazed by the curb appealing beautiful trees landscaped front entrance together with a porch making it great place to enjoy a morning coffee or tea. As entering , you will be greeted by the bright and soaring high ceiling stylish living room makes it a great place for family and friends entertaining. Your chef's kitchen is Sunny which recently upgraded featuring tons of cupboards and pantry for extra storage. Family room with gas-burning fireplace right next makes it a cozy place for family gatherings. A good sized dining area leading to your backyard deck great to have a summer BBQ. A formal dinning room or office, laundry room and powder room finish the main. On the upper level, the spacious Primary bedroom has large windows bring lots of nature light with walk-in closet and ensuite with jetted tub. Three more good sized bedrooms all bright with 4 pc Bath ideal for a growing family. The finished lower level offers two more good sized bedrooms great for overnight guests, 3 pc Bath with shower and a kitchen with range hood, dining area finish the lower level. Tons of upgrading: Painting 2024, Fridge 2023, Kitchen cabinet 2023, 4 pc Bath 2023, Hot water tank 2019... Excellent location-Steps to 3 levels of schools, parks, daycare and restaurants. Minutes to superstore, Safeway, Co-op, Costco, Crowfoot LRT Station. Easy access to country hills Blvd, John Laurie Blvd and Stoney Trail... Enjoy the lake access and multiple year-round activities including ice skating, beach days, paddle boarding and fishing... Don't miss out on this great property. Call your favorite realtor and book a showing today. (MLS: A2124491)			
Inclusions:		Extra Dryer, Fridge and Range hood in basement			
Property Listed By:		Everest Realty and Property Management Corp.			

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









