



THE
A-TEAM

**RE/MAX
FIRST**

78 ARBOUR ESTATES Way, Calgary T3G 3S8

MLS®#: **A2134522**

Area: **Arbour Lake**

Listing **05/29/24**

List Price: **\$1,050,000**

Status: **Pending**

County: **Calgary**

Change: **-\$50k, 10-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1996**

Finished Floor Area

Abv Sqft: **2,526**
Low Sqft:
Ttl Sqft: **2,526**

Lot Information

Lot Sz Ar: **8,804 sqft**
Lot Shape:

DOM

30
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped,Many Trees,Private,Rectangular Lot,See Remarks**
Park Feat: **Driveway,Garage Faces Front,Heated Garage,Insulated,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Private Yard,Storage**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garburator,Gas Stove,Microwave,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`6" x 13`1"
Family Room	Main	17`7" x 17`3"
Laundry	Main	8`11" x 6`11"
Family Room	Basement	14`10" x 14`0"
Bedroom - Primary	Upper	17`6" x 13`0"
Bedroom	Upper	11`11" x 11`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living/Dining Room Combination	Main	25`6" x 11`1"
Breakfast Nook	Main	8`5" x 8`4"
Office	Main	14`0" x 8`11"
Game Room	Basement	18`0" x 17`3"
Bedroom	Upper	13`6" x 11`0"
Bedroom	Basement	13`3" x 12`9"

2pc Bathroom
5pc Ensuite bath
Den

Main
Upper
Basement

10`7" x 9`7"

4pc Bathroom
3pc Bathroom

Upper
Basement

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9512999

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to your dream home in the sought-after lake community of Arbour Lake, one of Calgary's top neighbourhoods and an awarded Community of the Year! This stunning 2-story, 4-bedroom estate offers just over 3,700 sq ft of living space, providing the perfect blend of luxury and comfort. The original owners have lovingly maintained this home, which boasts the unique advantage of direct access to the lake. Imagine stepping out of your backyard and strolling down the private pathway that leads you straight to the water's edge, providing you with the ultimate lakefront living experience. As you step inside, you'll be welcomed by a grand and airy entryway with high ceilings, setting the tone for this home. The main level features a fully equipped laundry room, a dedicated office, a cozy sitting room, and a formal dining room. At the back of the house, the open concept kitchen and family room bathe in natural light from the southwest-facing backyard. The spacious kitchen has abundant cabinetry and countertops, featuring stainless steel appliances, a gas stove, and granite countertops. Whether you're preparing meals, dining, or unwinding by the fireplace, this well-designed layout ensures everyone can enjoy quality time together. Step out onto the balcony from the kitchen and savour your morning coffee while enjoying serene views of the mountains and COP. Make your way upstairs to find the primary bedroom. A true retreat, featuring a generous layout and a spa-like ensuite where you can unwind and rejuvenate after a long day. Additionally, there are two more bedrooms and a bathroom upstairs, providing ample space for family and guests. The fully finished walkout basement is a versatile space that caters to both kids and adults. It includes an additional bedroom, full bathroom and a flexible office or gym space. A large living area complete with a pool table and wet bar - perfect for hosting friends and family or providing a play area for children. The outdoor area is an oasis, fully landscaped to provide beauty and privacy. The yard includes an efficient irrigation system, ensuring your outdoor space remains lush and vibrant. Enjoy cozy evenings around the fire pit, and keep your gardening tools organized in the convenient shed. There's even a rough-in ready for a hot tub, offering the potential for future relaxation. The property also includes a 3-car garage, ensuring ample space for your vehicles and additional storage. The garage is heated with insulated doors, also equipped with a drain as well as running hot/cold water for added convenience. Ideally located close to Crowchild Trail and Stoney Trail, while providing easy access to amenities such as shopping, schools, grocery stores, and more. Easy walking distance to the Calgary Public Library and YMCA. Make this exceptional property your forever home with lifetime memories!

Inclusions:
Property Listed By:

**Curtains and curtain rods, TV Wall mount in basement, Pool Table, refrigerator in basement, fire pit in back yard, BBQ, outdoor fountain at front entry
RE/MAX First**

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











