



THE
A-TEAM

**RE/MAX
FIRST**

139 ARBOUR WOOD Close, Calgary T3G 4B3

MLS®#: **A2135523**

Area: **Arbour Lake**

Listing Date: **09/07/24**

List Price: **\$898,898**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1997**

Finished Floor Area

Abv Sqft: **2,592**

Low Sqft:

Ttl Sqft: **2,592**

Lot Information

Lot Sz Ar: **4,865 sqft**
Lot Shape: **18 (Front/Radius) x 35 (North Side) x 14.94 (Rear) x 32.74 (South Side)**

DOM

11

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,No Neighbours Behind,Irregular Lot,Landscaped,Street Lighting,Rectangular Lot,Views**

Park Feat:

Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Insulated,Off Street,Oversized,Workshop in Garage

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Garden**

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

Kitchen Appl: **Central Air Conditioner,Electric Stove,Microwave Hood Fan,Window Coverings**
Int Feat: **Bookcases,Central Vacuum,Chandelier,Closet Organizers,French Door,High Ceilings,Jetted Tub,No Animal Home,No Smoking Home,Pantry,Storage,Walk-In Closet(s),Wood Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`10" x 11`7"	Bedroom	Second	13`5" x 11`8"
Kitchen	Main	11`11" x 9`10"	Bedroom	Second	13`11" x 11`8"
Dining Room	Main	12`11" x 10`11"	4pc Bathroom	Second	9`3" x 4`11"
Breakfast Nook	Main	15`9" x 11`1"	Storage	Second	39`1" x 12`1"
Foyer	Main	10`9" x 9`5"	Game Room	Basement	32`0" x 16`11"

2pc Bathroom	Main	5`4" x 5`3"	Bedroom	Basement	26`3" x 11`6"
Laundry	Main	7`5" x 6`5"	3pc Bathroom	Basement	7`10" x 4`11"
Bedroom - Primary	Main	22`4" x 16`9"	Walk-In Closet	Basement	9`11" x 5`5"
Walk-In Closet	Main	8`7" x 5`5"	Cold Room/Cellar	Basement	10`9" x 6`3"
5pc Ensuite bath	Main	13`8" x 9`11"	Furnace/Utility Room	Basement	14`9" x 11`7"
Family Room	Second	17`5" x 12`4"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C2**
 Legal Desc: **9412292**

Remarks

Pub Rmks: **139 Arbour Wood Close NW - A Rare Opportunity To Acquire The Builder's Own Home | 3,994 SF Developed | Custom-Built & Originally Designed As A Walkout Bungalow With 20 Ft Vaulted Ceilings To The Loft, Allowing Natural Light To Illuminate The Entire Home | Everything Is On The Main Floor (1,504 SF) Living Room, Formal Dining Room, Kitchen With An Oversized Breakfast Eating Area, Garden Door To Balcony With Gas BBQ Hook Up, Primary Bedroom With Door To Balcony, Walk-In Closet, 6 Pce Ensuite with New Vanity, Sinks, Quartz Counter Top & Toilet (2024) | Main Floor Laundry Room With New Tile Flooring (2024) | New 2 PCE Bathroom (2024) | The 1,088 SF Loft - Original Design Was Expanded To Capture Both South/West Mountain Views With Two Additional Guest Bedrooms, 4 Pce Bathroom, Library With Built-In Oak Shelving PLUS! There Is Another 300+ SF Of Developable Space | Fully Developed Walk Out Basement (1,402 SF) With Radiant Floor Heating (Boiler System), Features Brand New Flooring (2024), Brand New Bathroom With Walk-in Shower (2024), Extra Large Office Area Or Bedroom, European Style (Temperature Controlled) Cold Storage Room, & Recreation Or Media Room With Space For A 6' X 12' Pool Table, Gas Line Ready For A Feature Wall Fireplace, Garden Doors To Concrete Patio With 2nd Gas BBQ Hookup & Much Much More! Nothing But The Best With Four (4) 12 Inch Steel I-Beams, Copper Plumbing & Roughed In Sound Throughout The Home | Recently Updated With New Roof (2022), New High-Efficiency Furnace & Central Air Conditioning (2023), Completely Refinished Hardwood Floors With Commercial High Traffic Water Based Finish (2024), New Carpets (2024), Plus So Much More! A Home That Has Never Had Pets Or Smoking | Walking Score Of 88 - Easy Walking Distance To Shops, Schools & 11 Minutes To Crowfoot LRT Station | Listing Agent Is Related To The Seller. All Appliances & Attached Goods are "As Is"**

Inclusions:
 Property Listed By: **Real Broker**

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