



THE
A-TEAM

**RE/MAX
FIRST**

72 ARBOUR RIDGE Way, Calgary T3G 3T1

MLS® #: **A2142975** Area: **Arbour Lake** Listing Date: **06/27/24** List Price: **\$769,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1992**
Lot Information
 Lot Sz Ar: **5,704 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,166**
 Low Sqft:
 Ttl Sqft: **2,166**

DOM

10
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Level**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt:
See Remarks

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**
 Int Feat: **High Ceilings,Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`10" x 5`2"	4pc Bathroom	Upper	8`3" x 7`5"
5pc Bathroom	Upper	11`10" x 11`1"	Kitchen	Main	12`0" x 11`1"
Living Room	Main	13`10" x 10`6"	Dining Room	Main	9`11" x 9`6"
Great Room	Main	15`4" x 13`7"	Office	Main	10`10" x 9`11"
Bedroom - Primary	Upper	13`11" x 12`9"	Bedroom	Upper	10`7" x 10`1"
Bedroom	Upper	9`10" x 9`5"	Laundry	Main	7`8" x 6`5"
Breakfast Nook	Main	9`0" x 8`2"	Living Room	Main	13`10" x 10`6"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

9112455

Remarks

Pub Rmks: **Welcome to the home you've been waiting for. This stunning 2-story, single-family house with an oversized double attached garage boasts, a fenced, landscaped and ample-sized backyard perfect for entertaining, recent renovations and a newer roof and hot water tank installed in 2021. This home also features all new windows in 2017. Located in the exclusive lake community of Arbour Lake Northwest Calgary, this former show home offers a perfect blend of luxury and convenience! Spanning 2,166 square feet, this residence features an impressive foyer with 17-foot ceilings, adding to the grandeur and elegance of the space. The main floor boasts several large and bright living spaces including an office/den to work from home, a formal dining room, great room, family room and updated kitchen with breakfast nook overlooking the back yard. Recent renovations include new flooring, countertops, backsplash and baseboards. The home includes three bedrooms and two and a half bathrooms, providing ample space for a growing family. You'll have plenty of room to relax and entertain, all while enjoying this beautiful lake access community. The location is unbeatable, just minutes from the LRT station, Crowfoot Shopping Center, an arena, a library, YMCA, major banks, a cinema, various restaurants, and the Beach Club House. Several schools are also nearby, ensuring all your family's needs are within easy reach. Don't miss the opportunity to make this exceptional home yours today!**

Inclusions:
Property Listed By: **N/A**
CIR Realty

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











