

104 ARBOUR LAKE View, Calgary T3G 5B3

MLS®#:	A2143452	Area:	Arbour Lake	Listing Date:	06/21/24	List Price: \$624,750
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray

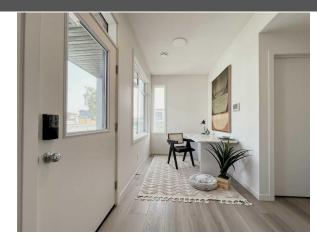
	<u>General</u>
	Prop Ty
	Sub Typ
	City/Tov
	Year Bu
	Lot Info
	Lot Sz A
	Lot Sha
	Access: Lot Feat
and the second	Park Fea

neral Information				DOM	
ор Туре:	Residential			152	
b Type:	Row/Townhous	e		<u>Layout</u>	
y/Town:	Calgary	Finished Floor Ar	ea	Beds:	3 (3)
ar Built:	2025	Abv Sqft:	1,514	Baths:	2.5 (2 1)
t Information		Low Sqft:		Style:	3 Storey
t Sz Ar:		Ttl Sqft:	1,514		
t Shape:				Parking	
					•
				Ttl Park:	2
				Garage Sz:	2
cess:					
t Feat:	See Remarks				
rk Feat:	Double Garage	Attached			

Utilities and Features

Roof: Asphalt Shi Heating: Forced Air Sewer:				Construction: Mixed Flooring:	Mixed			
	Private Entrance			Carpet, Tile, Vinyl Plank	Carpet, Tile, Vinyl Plank Water Source:			
				Fnd/Bsmt: Poured Concrete	Fnd/Bsmt:			
Kitchen Appl: Int Feat: Utilities:			ave Hood Fan,Refrigerator,Stove(s) itchen Island,Open Floorplan,Pantry	,Quartz Counters,See Remarks,Wall	c-In Closet(s)			
oundes.				Room Information				
Room		Level	Dimensions	Room	Level	Dimensions		
Kitchen		Main	12`1" x 13`3"	Dining Room	Main	12`1" x 9`1"		
Living Room		Main	13`7" x 11`9"	2pc Bathroom	Main	0`0" x 0`0"		
Den		Lower	8`6" x 6`7"	Bedroom - Primary	Upper	11`11" x 11`6"		
3pc Ensuite batł	h	Upper	0`0" x 0`0"	Bedroom	Upper	10`8" x 8`5"		
Bedroom		Upper	10`8" x 8`5"	4pc Bathroom	Upper	0`0" x 0`0"		
				Legal/Tax/Financial				
			Title:		Zoning:			
Condo Fee:			nue:		Zunny.			

Legal Desc:	Fee Freq: Monthly 2110513
	Remarks
Pub Rmks:	Step into a new chapter of life with the Metro Tailored 18, a canvas for your dreams and aspirations. Whether you're embarking on a career, venturing into homeownership, or seeking to right-size, this townhome offers affordability and flexibility, opening doors to endless possibilities. Experience the true essence of homeownership with three floors of living space, oversized windows, beautiful finishes and an awesome location this townhome sets the stage for your next chapter. Indulge in the thoughtful features, from the spacious patio and expansive kitchen island to the versatile corner flex area and convenient upper floor laundry facilities. With three bedrooms, ample storage space, and a double car garage, this townhome is designed to meet the needs of modern living while allowing you to create your masterpiece. Located in one of Calgary's Best neighbourhoods Arbour Lake has is it all! A pristine lake brimming with rainbow trout, neighbourhood parks, spectacular mountain views, a regional bike and walkway path carved through rolling hills. Swimming, boating, fishing, ice skating, community events and much more. Your activities are only limited by your imagination. As Northwest Calgary's only lake community, Arbour Lake offers a quality of living that is truly unparalleled. Photos are representative of the property being built.
Inclusions:	NA
Property Listed By:	KIC Realty



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

