



THE
A-TEAM

**RE/MAX
FIRST**

240 ARBOUR RIDGE Way, Calgary T3G 3V8

MLS®#: **A2153489**

Area: **Arbour Lake**

Listing Date: **07/30/24**

List Price: **\$768,500**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1993**

Finished Floor Area

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

Lot Information

Lot Sz Ar: **4,768 sqft**
Lot Shape:

DOM

50
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,Dog Run Fenced In,Fruit Trees/Shrub(s),Garden,Low Maintenance Landscape,Treed**
Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Barbecue,Dog Run,Garden,Private Yard,Tennis Court(s)**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**
Int Feat: **High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`7" x 13`5"
Kitchen	Main	11`6" x 11`11"
Dining Room	Main	11`5" x 11`5"
Laundry	Main	9`2" x 7`11"
Bedroom	Second	10`2" x 9`8"
4pc Bathroom	Second	4`11" x 9`8"
4pc Ensuite bath	Second	10`2" x 6`2"
Bedroom	Lower	11`5" x 14`6"
Kitchen	Lower	12`8" x 10`9"
Flex Space	Lower	27`8" x 10`10"

Room	Level	Dimensions
Dining Room	Main	8`11" x 14`1"
Family Room	Main	12`0" x 15`11"
2pc Bathroom	Main	3`2" x 7`4"
Bedroom	Second	10`3" x 8`11"
Bedroom	Second	11`7" x 9`8"
Bedroom - Primary	Second	12`2" x 17`9"
Bedroom	Lower	12`9" x 11`8"
3pc Bathroom	Lower	9`5" x 6`2"
Laundry	Lower	5`5" x 4`3"

Title: **Fee Simple**
 Zoning: **R-C1**
 Legal Desc: **9212483**

Remarks

Pub Rmks: **Welcome to this well maintained 2 storey detached home with over 3000 sf developed living area in sought after lake access community of Arbour Lake. | 4 + 2 Bed | 3.5 Bath | 1 main + 1 lower Kitchen | Double attached Garage | Upon arrival you will be amazed by the mature treed landscaping leading to your private covered porch- a great place to enjoy a morning coffee or tea. As entering the elegant 17 ft high-ceiling Sitting Room greets you with large windows inviting tons of natural light in. A formal Dinning/ Office Room comes with bright windows conveniently right next to your chef's kitchen, featuring walk-in pantry, cupboards and cabinets and a central island with tons of storage. Family room with tiled fireplace and Sunny bright windows makes cozy place to enjoy quality time with family and friends. Breakfast nook is spacious which leading to your sunny back yard deck, apple trees, brick paved BBQ area, a shed for your seasonal tools and gated backyard. A Powder room and Laundry room finish the main. On the upper level, the primary bedroom is a true retreat, including 4 pc en-suite with jetted tub, separate shower and walk-in closet. Three extra good sized Bedroom are all bright and comes with walk-in closets ideally meet a growing family or with different generations. Anther 4 pc Bath finishes the upper. The lower level are fully finished which offers two more gorgeous Bedroom with large windows, 3 pc Bath with shower and a kitchen with range hood, a decent dining area & sitting area finish this level. Many Recent upgrading: Painting 2024, Fridge 2023, Kitchen cabinet painting 2023, 4 pc Bath upper 2023, Basement renovation 2022, Hot water tank 2019... Embrace a stylish life with its excellent location-Steps to 3 levels of school, daycare, library and YMCA. 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... Hurry up and call your favorite realtor book a showing today.**

Inclusions: **Electrical appliances 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











