



THE
A-TEAM

**RE/MAX
FIRST**

13107 LAKE ARROW Road, Calgary T2J 3C4

MLS® #: **A2155412** Area: **Lake Bonavista** Listing Date: **08/09/24** List Price: **\$1,188,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1972**
Lot Information
 Lot Sz Ar: **5,392 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,180**
 Low Sqft:
 Ttl Sqft: **1,180**

DOM

40
Layout
 Beds: **4 (1 3)**
 Baths: **2.5 (2 1)**
 Style: **Bi-Level**

Parking

Ttl Park: **4**
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Lawn,Landscaped,Level,Street Lighting,Rectangular Lot**
 Park Feat: **Additional Parking,Alley Access,Double Garage Detached,Driveway,Front Drive,Garage Faces Front,Garage Faces Rear,Heated Garage,Insulated,See Remarks,Single Garage Attached**

Utilities and Features

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

Construction: **Cement Fiber Board,Wood Frame,Wood Siding**
 Flooring: **Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Freezer,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Stove(s),Washer,Water Softener,Window Coverings,Wine Refrigerator**
 Int Feat: **Bidet,Built-in Features,Closet Organizers,Granite Counters,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Storage,Vinyl Windows,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Basement	4`0" x 7`0"	Kitchen With Eating Area	Main	14`9" x 20`1"
Living Room	Main	13`0" x 20`9"	Bedroom - Primary	Main	12`0" x 12`5"
2pc Bathroom	Main	3`6" x 6`8"	5pc Ensuite bath	Main	9`2" x 12`0"
Family Room	Basement	13`1" x 19`9"	Bedroom	Basement	10`4" x 10`4"
Bedroom	Basement	10`4" x 11`0"	Bedroom	Basement	10`0" x 12`7"

3pc Bathroom

Basement

6`7" x 12`10"

Laundry
Legal/Tax/Financial

Basement

8`6" x 12`7"

Title:
Fee Simple
Legal Desc:

586LK

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to this professionally designed and renovated luxury home in the highly sought after community of Lake Bonavista. This beautiful home is just steps away from Andrew Sibbald school, the south entrance of the beach club, and the scenic paths of Fish Creek Park. From the moment you step into this 4 bdrm, 2287 sq ft of developed space home, it is obvious that no detail was overlooked. The original 1972 home was taken down to the studs and completely re-built. All new HVAC and ducting, Trane furnace, Air conditioner, humidifier and programmable thermostat were installed. Electrical services have been upgraded with 200 amp service, including all new wiring throughout. Plumbing was taken right back to the meter and replaced with all new supply lines and drain lines and includes a new 80 gal hot water tank, Nuvo water softener/dechlorination system and a whole home drinking water triple filtration system. Brand new oversized, dbl car heated garage leading out to the back laneway. This garage includes new power capabilities for an electric car, hot tub and has a 30 amp RV plug on the exterior. The luxury kitchen has been custom built and includes a massive 10'x6' natural Dolomite stone island, with generous storage on three sides. All appliances have been carefully selected and include 2 built-in panel-ready refrigerators, panel-ready dishwasher, panel-ready dual temperature wine fridge, 36" commercial dual fuel range and of course the built-in Miele coffee machine. The Kitchen has solid rift cut white oak cabinet doors that include dovetail drawers and soft close hinges. Don't forget to check out the "Champagne Sink" which will leave your guests in awe! Off the kitchen you will find the spacious living room which features a wood burning fireplace that has been surrounded by more natural Dolomite stone and natural full bed castle stone which coordinates with the wine station in the kitchen. Full home SONOS sound system including in-ceiling speakers throughout. As you walk into the primary bdrm, simply press a button on the wall remote and watch the beautiful textured linen drapery open to let the natural light in. As you walk through the double archways to the Ensuite, you will pass through "his and hers" walk-in closets which both feature built-in dresser units and ample hanging space. This remarkable ensuite will make you never want to leave home again! It features heated tile floors, 2 luxury vanities and additional wall cabinets for endless storage. Relax and unwind in the 6' freestanding soaker tub, or enjoy the large glass shower with stone bench that includes a "relax-a-mist" steam unit and rain head. The separate water closet also has a separate bidet. The lower level includes three more bedrooms, full bath, ample space for a home office/home gym and a beautiful oversized laundry room with heated floors, sink, and stone countertops. Outside there is brand new soil and sod with new irrigation system. This home is a must see!

Inclusions:
Property Listed By:

**Built-In coffee maker, Island chairs, main living room couch
2% Realty**

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











