



THE
A-TEAM

**RE/MAX
FIRST**

233 ARBOUR GROVE Close, Calgary T3G 4J4

MLS®#: **A2158418** Area: **Arbour Lake** Listing Date: **08/16/24** List Price: **\$594,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1997** Abv Sqft: **1,281**
Lot Information Low Sqft:
 Lot Sz Ar: **3,672 sqft** Ttl Sqft: **1,281**
 Lot Shape:

DOM

33
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Level,Rectangular Lot,Views**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Playground,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Oven,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Pantry,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`8" x 13`1"	Kitchen	Main	11`6" x 9`10"
Dining Room	Main	11`5" x 10`8"	Family Room	Lower	12`3" x 8`0"
Laundry	Lower	5`7" x 2`8"	Foyer	Main	5`8" x 4`10"
Bedroom - Primary	Second	13`7" x 9`11"	Bedroom	Second	9`4" x 8`7"
Bedroom	Second	9`8" x 9`5"	Bedroom	Lower	12`9" x 9`2"
4pc Bathroom	Second	9`1" x 4`11"	3pc Bathroom	Lower	9`7" x 5`9"
2pc Bathroom	Main	7`5" x 4`8"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1N

9612583

Remarks

Pub Rmks: **First-time home buyers! LAKE COMMUNITY—just a short walk from the LRT station and Crowfoot shopping mall, this fabulous property is enhanced by a sunny south-facing backyard. Don't miss your chance to live in one of Calgary's top lake communities. The home is fully finished across all three levels, new renovated kitchen, featuring four bedrooms and two and a half bathrooms. It boasts many large windows, allowing an abundance of natural light to fill the space. The main floor includes a spacious living room, formal dining room, and a bright kitchen with laminate and ceramic tile flooring. The upper floor houses a large master bedroom and two additional bedrooms. The beautifully developed basement offers a rec room, a bedroom, and a tastefully finished bathroom, all with laminate flooring. The fenced south backyard features a 24'x24' double detached garage and a 16'x15' deck. Additionally, there is a 22'x7' front verandah for your family to enjoy. This two-story property provides convenient access to lake activities like fishing, boating, and tennis.**

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

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





