



THE
A-TEAM

**RE/MAX
FIRST**

191 LAKE ARROW Green, Calgary T2J 3C1

MLS® #: **A2162509** Area: **Lake Bonavista** Listing Date: **09/04/24** List Price: **\$799,000**
 Status: **Active** County: **Calgary** Change: **-\$29k, 23-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1972**
Lot Information
 Lot Sz Ar: **5,597 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,367**
 Low Sqft:
 Ttl Sqft: **1,367**

DOM

177
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Lane,Front Yard,Garden**
 Park Feat: **Parking Pad,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Lighting**

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

Kitchen Appl: **Dishwasher,Electric Oven,Garage Control(s),Range Hood,Refrigerator**
 Int Feat: **No Smoking Home,Open Floorplan,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	7'7" x 4'6"	4pc Bathroom	Main	5'0" x 8'10"
Bedroom	Main	13'0" x 9'0"	Bedroom	Main	9'6" x 9'7"
Dining Room	Main	10'5" x 13'3"	Foyer	Main	13'0" x 5'7"
Kitchen	Main	13'0" x 13'1"	Living Room	Main	17'5" x 14'10"
Bedroom - Primary	Main	13'0" x 12'0"	3pc Bathroom	Basement	10'4" x 7'8"
Bedroom	Basement	12'3" x 14'7"	Game Room	Basement	24'11" x 20'5"
Furnace/Utility Room	Basement	10'3" x 10'3"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

586LK

Remarks

Pub Rmks: **Introducing a stunning opportunity to call 191 Lake Arrow Green your home. This detached house offers a perfect blend of elegance, comfort, and convenience in the prestigious community of Lake Bonavista. Boasting 4 bedrooms, 2.5 bathrooms, and an array of desirable features, this residence promises a lifestyle of luxury and tranquility. (New Roof, Sep 2023. New Plumbing, Electrical, HVAC, Drywall, Vinyl Windows, Flooring & Paint, Apr 2024. NEW Dishwasher, Electric Oven, Range Hood, Refrigerator)Step into this beautifully appointed home and discover a spacious and inviting interior that's perfect for both family living and entertaining. The main level features a bright and airy living area, complemented by large windows that flood the space with natural light. A gourmet kitchen awaits, complete with modern appliances and ample storage space, making meal preparation a delight. At main floor, you'll find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The primary bedroom providing a luxurious sanctuary to unwind after a long day. Outside, the expansive backyard is an oasis of tranquility, offering plenty of space for outdoor gatherings, gardening, or simply enjoying the fresh air. A fenced yard for privacy, this outdoor space is sure to be the heart of your home. Located in the highly sought-after community of Lake Bonavista, residents enjoy access to a range of amenities, including the private Lake Bonavista and its recreational facilities. With schools, parks, shopping centers, and restaurants nearby, everything you need is right at your doorstep. Check the 3D tour! Don't miss the opportunity to make 191 Lake Arrow Green your forever home!**

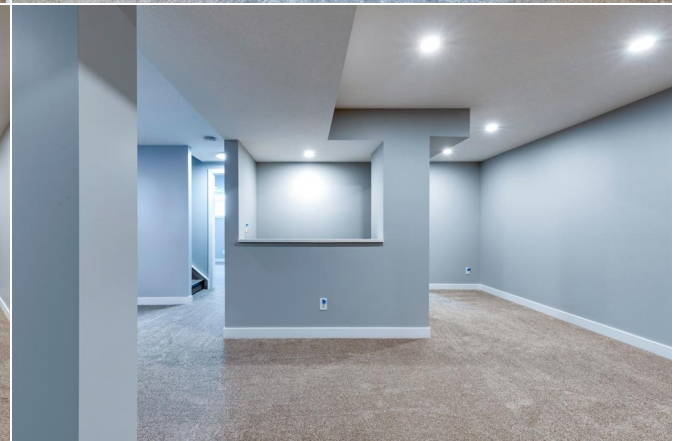
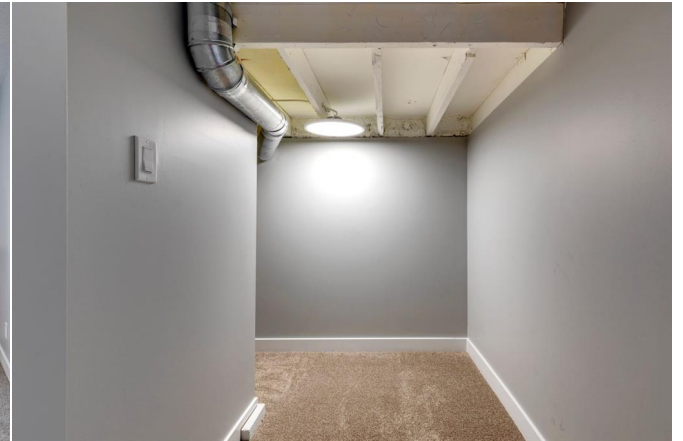
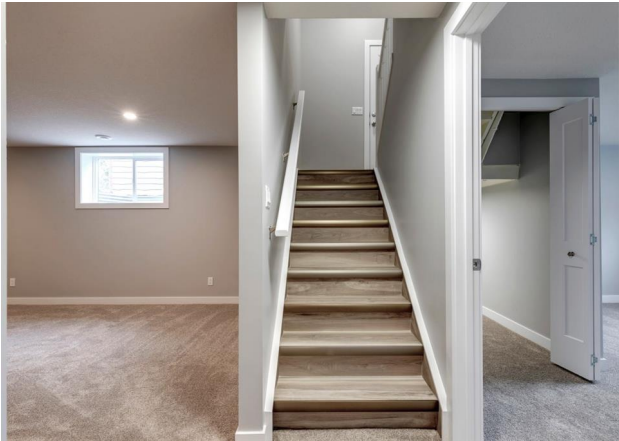
Inclusions:
Property Listed By: **N/A**
Sunflower Realty & Property Management Inc.

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











191 Lake Arrow Green SE, Calgary, AB

Main Floor Exterior Area 1387.50 sq ft
Interior Area 1284.94 sq ft



PREPARED: 2024/04/27



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

191 Lake Arrow Green SE, Calgary, AB

Basement (Below Grade) Exterior Area 1025.50 sq ft
Interior Area 943.85 sq ft
Excluded Area 230.77 sq ft



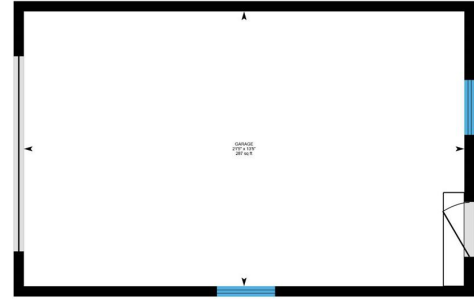
PREPARED: 2024/04/27



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191 Lake Arrow Green SE, Calgary, AB

Garage Excluded Area 322.51 sq ft



PREPARED: 2024/04/27



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