



THE
A-TEAM

**RE/MAX
FIRST**

144 ARBOUR STONE Crescent, Calgary T3G 5A1

MLS®#: **A2163217**

Area: **Arbour Lake**

Listing Date: **09/06/24**

List Price: **\$699,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**

Lot Information

Lot Sz Ar: **4,133 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Rectangular Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,616**
Low Sqft:
Ttl Sqft: **1,616**

DOM

13
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Hood,Refrigerator,Washer,Window Coverings

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range**
Int Feat: **No Animal Home,No Smoking Home,Sauna**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	3`0" x 7`1"	Dining Room	Main	12`1" x 11`0"

Kitchen	Main	11`5" x 11`8"	Living Room	Main	12`11" x 13`6"
Office	Main	9`4" x 10`0"	4pc Bathroom	Second	8`0" x 4`11"
4pc Ensuite bath	Second	11`1" x 8`1"	Bedroom	Second	9`6" x 11`11"
Bedroom	Second	10`8" x 11`11"	Bedroom - Primary	Second	14`0" x 11`11"
3pc Bathroom	Basement	8`0" x 6`2"	Den	Basement	11`3" x 12`6"
Game Room	Basement	12`4" x 19`6"	Furnace/Utility Room	Basement	11`3" x 7`5"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **9913387**

Zoning: **R-C1**

Remarks

Pub Rmks: **Introducing 144 Arbour Stone Crescent NW, a 2 storey Walk-Out Family Home with over 2,200 square feet of living space in the desirable Arbour Lake! 3 Bedrooms, 3.5 Bath Great Home for Growing Family! This home has a very functional floor plan with big windows and lots of upgrades. Hardwood on the main floor and renovated kitchen with granite countertops and stainless-steel appliances including a gas stove, and the same granite throughout the home. The main floor has a nice deck where you can enjoy the sunshine. Upstairs 3 generous-sized size bedrooms including a master bedroom with a walk-in closet. The Fully finished walkout basement has a large family room and a tile surrounding the gas fireplace and also includes a cozy sauna and add a separate shower. A new furnace and hot water tank were replaced in 2019. They have a 12-year guarantee and annual furnace cleaning included. New basement bathroom installed in 2024 (including tiling, shower cabin). A new washing machine was purchased in 2024. Most of the house was repainted in 2020: basement, main floor, upstairs doors. Walk out through the Den, you are welcomed by the fenced and landscaped backyard with trees. Close to Arbour Lake School, St. Ambrose School, Robert Thirsk High School, St. Maria Goretti School, Parks, Playgrounds, YMCA, and many more amenities! A short distance away from bus stops & LRT, Arbour Lake Residents Club & Arbour Lake with its year-round activities: fishing & boating, swimming, ice skating, beaches, tennis courts & playground. Easy access to Stoney Trail. Check out the 3D tour and book a showing today.**

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

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











