



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**137 ARBOUR CREST Road, Calgary T3G 4L4**

MLS®#: **A2165001**      Area: **Arbour Lake**      Listing Date: **09/11/24**      List Price: **\$740,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1998**      Abv Sqft: **1,728**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,111 sqft**      Ttl Sqft: **1,728**  
 Lot Shape:

DOM

**8**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick, Vinyl Siding, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Laminate, Linoleum**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	10`5" x 6`11"	Kitchen	Main	13`0" x 11`11"
Living Room	Main	11`5" x 10`2"	Flex Space	Main	11`11" x 9`9"
Laundry	Main	5`2" x 5`1"	Bedroom - Primary	Second	14`8" x 11`1"
4pc Ensuite bath	Second	8`10" x 4`11"	Bedroom	Second	10`3" x 8`11"
Bedroom	Second	9`11" x 9`10"	4pc Bathroom	Second	10`4" x 4`11"
Bonus Room	Second	16`11" x 13`6"	Family Room	Basement	12`9" x 11`4"
Bedroom	Basement	12`8" x 9`4"	3pc Bathroom	Basement	7`10" x 5`10"

**Kitchen**  
**2pc Bathroom**

**Basement**  
**Main**

**8`7" x 6`3"**  
**5`2" x 4`11"**

**Laundry**  
**Dining Room**  
Legal/Tax/Financial

**Basement**  
**Main**

**6`9" x 4`7"**  
**8`11" x 8`3"**

Title:  
**Fee Simple**  
Legal Desc:

**9712160**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Welcome to the highly sought-after NW community of Arbour Lake, Calgary's exclusive lake community! This meticulously renovated 4-bedroom, 3.5-bath detached home is a rare find and ready for you to move in and enjoy. Completely upgraded in 2024, this home features modern, waterproof laminate flooring throughout the main and second floors, alongside a stunning kitchen and dining area renovation. Say goodbye to popcorn ceilings—this home boasts sleek, flat ceilings and contemporary LED lighting fixtures. Every detail has been thoughtfully addressed, including new window coverings, an electric fireplace, and ceiling fans in each upstairs bedroom. The second floor offers a spacious bonus room that can serve as a playroom or additional bedroom, providing versatile living options for your family. All-new Samsung appliances, including a bespoke refrigerator, dishwasher, and washer and dryer, add to the home's appeal. The fully finished basement is a perfect haven for extended family, featuring a kitchenette and an extra set of washer and dryer. Outside, a newly installed fence in August 2024 enhances privacy and security in the backyard. This home has all new window coverings done in 2024. Just a short 10-minute walk to Arbour Lake, you'll have year-round access to beach activities, swimming, boating, skating, and fishing. Don't miss the chance to own this move-in-ready gem in a community that offers a lifestyle like no other. Schedule your viewing today and make this dream home yours!**

Inclusions:  
Property Listed By:

**Wardrobe in master bedroom, washer and dryer in basement, mini fridge in basement.**  
**Bow Realty**

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











