



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8 ARBOUR GLEN Close, Calgary T3G 3Y6**

MLS®#: **A2167590**

Area: **Arbour Lake**

Listing Date: **09/20/24**

List Price: **\$850,000**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 01-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1992**  
Lot Information  
Lot Sz Ar: **5,478 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,377**  
Low Sqft:  
Ttl Sqft: **2,377**

DOM

**32**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped,Level,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Brick,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garburator,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **See Remarks**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	10`11" x 9`0"	2pc Bathroom	Main	5`3" x 6`6"
Kitchen	Main	11`3" x 11`11"	Bonus Room	Main	14`3" x 10`10"
Bedroom	Second	9`10" x 9`9"	Bedroom	Second	13`0" x 11`8"
3pc Ensuite bath	Second	9`7" x 9`1"	Living Room	Main	15`0" x 15`4"
Breakfast Nook	Main	9`2" x 9`9"	Dining Room	Main	12`0" x 8`11"
Hobby Room	Second	13`4" x 12`4"	4pc Bathroom	Second	4`11" x 8`0"
Bedroom - Primary	Second	12`11" x 15`2"	Bedroom	Basement	11`5" x 12`7"
Exercise Room	Basement	14`6" x 16`2"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**9212385**

Remarks

Pub Rmks:

**PRICE REDUCED FOR QUICK SALE!!! Discover an exceptional opportunity in this stunning home nestled in the Arbour Lake community. Boasting over 3000 sqft of developed living space, this residence welcomes you with a grand entrance featuring cathedral 17ft ceilings and hardwood floors throughout the main level. The kitchen has been meticulously renovated, featuring sleek cabinetry, granite countertops, a stylish backsplash, and top-of -the-line stainless steel appliances. Abundant natural light radiates through the triple-pane windows, complementing the formal dining room and the main floor great room, which showcases extensive built-ins and a cozy gas fireplace. For added convenience, the home boasts a main floor den, modern light fixtures, a two-piece bathroom, and a well-appointed mudroom. Upstairs, the hardwood floors lead to three generously-sized bedrooms and an open loft/bonus room. The lavish master suite features a walk-in closet and a luxurious five-piece ensuite bathroom with an oversized soaker tub. The fully developed basement includes a dedicated media room, an additional bedroom and a spacious great room plus a rough in ready for bathroom in utility room , customized to your needs! The garage is drywalled and insulated, and an EV charger is installed for electric vehicle owners. Outside, the beautifully landscaped front yard features a botanical garden with perennial flowers blooming from May to August. In the backyard, enjoy serene views of mature trees from the large composite maintenance-free deck with aluminum railings, extended by a concrete patio. It provides the perfect setting for outdoor enjoyment Arbour Lake offers great convenience with shopping centers, grocery stores, a variety of restaurants, beautiful lake access and easy C-train access, making it an ideal place for daily needs, dining and leisure activities. Don't miss out on this exquisite home offering elegance, functionality, and comfort in one of Calgary's most sought-after communities. House is vacant. Easy to show!!!**

Inclusions:  
Property Listed By:

**Freezer in the basement  
Grand Realty**

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





















