



THE
A-TEAM

**RE/MAX
FIRST**

168 ARBOUR LAKE Hill, Calgary T3G 0H1

MLS®#: **A2168056** Area: **Arbour Lake** Listing Date: **09/25/24** List Price: **\$898,000**
 Status: **Active** County: **Calgary** Change: **+\$8k, 29-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **4,068 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,165**
 Low Sqft:
 Ttl Sqft: **2,165**

DOM

34
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Irregular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Asphalt,Concrete,Vinyl Siding**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Washer**
 Int Feat: **Built-in Features,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`1" x 6`1"	4pc Ensuite bath	Main	7`1" x 5`1"
Living Room	Main	22`11" x 11`10"	Family Room	Main	15`0" x 15`5"
5pc Ensuite bath	Upper	11`3" x 9`10"	Bedroom	Upper	11`5" x 11`5"
Laundry	Upper	7`7" x 6`6"	Bedroom	Main	12`1" x 9`1"
Kitchen	Main	22`11" x 14`5"	Hall	Upper	11`3" x 11`3"
Bedroom - Primary	Upper	11`3" x 15`9"	Bedroom	Upper	11`2" x 11`5"
5pc Bathroom	Upper	7`7" x 8`3"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2110513**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to the epitome of luxurious living in Arbour Lake—a coveted community boasting lush greenery and tranquil lakeside vistas. This exquisite family home is ready for immediate possession, Over 50k in upgrades, featuring Main floor bedroom with 3pec bathroom and an array of high-end amenities. Spanning over 2165+ square feet of developed space on the main floor, with an additional 840 square feet awaiting your creative touch in the lower level, a private backyard retreat with no neighbors behind, this residence exudes modern elegance and sophistication. Step inside to discover a sunlit open floor plan, accentuated by sleek architecture and upscale finishes that redefine the essence of luxury. The main floor boasts a spacious bedroom with an upgraded bathtub in the adjacent bathroom. The gourmet kitchen is a chef's delight, equipped with state-of-the-art appliances, premium countertops, and abundant storage space. A generous central island with an eating bar overlooks the sunny great room and dining area, perfect for entertaining guests or relaxing with family. Ascending to the second floor, you'll find a sizable center bonus room, ideal for cozy family movie nights. Two oversized secondary bedrooms, a 5 pec bathroom with dual vanity, and a convenient laundry room accompany the master suite, complete with a walk-in closet and a luxurious 5-piece ensuite. Every aspect of this home is meticulously designed for both comfort and functionality. Nestled in a well-established neighborhood, and privacy lot with no neighbours at back, residents enjoy access to a picturesque ten-acre lake, year-round mountain views, shopping venues, dog parks, and scenic walking paths. With quick access to Stoney Trail, major highways, public transportation, top-rated schools, and all the amenities Calgary has to offer, this location epitomizes convenienceDon't miss the chance to own a piece of paradise in Arbour Lake. Your dream home awaits—schedule a private tour with your realtor today and embark on the journey to extraordinary living.**

Inclusions: **None**
 Property Listed By: **Skyrock**

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







