



THE
A-TEAM

**RE/MAX
FIRST**

148 ARBOUR LAKE Hill, Calgary T3G0G9

MLS®#: **A2169696** Area: **Arbour Lake** Listing Date: **10/04/24** List Price: **\$939,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **4,520 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,508**
 Low Sqft:
 Ttl Sqft: **2,508**

DOM

18
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,Street Lighting,Rectangular Lot,Zero Lot Line**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Tankless Water Heater,Washer,Water Softener,Window Coverings**

Int Feat: **Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Tankless Hot Water,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`8"	Dining Room	Main	12`0" x 14`5"
Foyer	Main	5`4" x 10`10"	Kitchen	Main	12`3" x 15`2"
Living Room	Main	13`0" x 13`5"	Mud Room	Main	9`6" x 5`10"
Office	Main	8`5" x 8`11"	5pc Bathroom	Second	6`10" x 12`4"
5pc Ensuite bath	Second	11`8" x 12`5"	Bedroom	Second	19`0" x 14`8"
Bedroom	Second	10`9" x 15`0"	Family Room	Second	13`11" x 13`7"

Laundry
4pc Bathroom
Game Room

Second
Basement
Basement

10`2" x 6`7"
8`5" x 4`11"
19`9" x 19`0"

Bedroom - Primary
Bedroom
Furnace/Utility Room

Second
Basement
Basement

13`0" x 13`8"
10`11" x 11`9"
23`8" x 13`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2110513

Zoning:
R-G

Remarks

Pub Rmks:

OPEN HOUSE: Saturday 12-2pm!!! Welcome to this almost new Hopewell Built (Asher Model) fully finished and air-conditioned home in the lake community of Arbour Lake. With over 2,500 square feet, this house is sure to be the right one for your growing family. As you enter the home, you will instantly notice the white oak engineered flooring. Around the corner is your private home office - away from the activities of family members. The gourmet kitchen is dreamy for the chef in the family with shaker style cupboards, quartz countertops and an extra island for added storage and counter space. Right beside the kitchen is the dining area is bright with large windows facing East and a living room also with lots of windows and a fireplace. Upstairs you will find a bonus room for the kids to watch their favourite shows. The primary bedroom is roomy with a 5 piece ensuite complete with a large shower, his & her vanities, and a walkthrough closet. The 2 other bedrooms upstairs are spacious with plenty of room for the kids to grow. The upstairs laundry is a lifesaver complete with a space to fold and even iron. Downstairs you will find a huge rec room, a bedroom, a wet bar and plenty of storage. With features like TRIPLE pane windows, TANKLESS hot water system, water softener, dual zone furnace, extra insulation in the attic, this home will keep you and your family stress-free for years. The best part is that just a short walk gets you to all the amenities that Arbour Lake has to offer including Crowfoot CTrain Station and Crowfoot Centre where you can do all of your shopping and enjoy the entertainment. Come by and have a look today!

Inclusions:
Property Listed By:

**Wall Mount for 2 TVs
Royal LePage Benchmark**

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











