



THE
A-TEAM

**RE/MAX
FIRST**

230 ARBOUR RIDGE Park, Calgary T3G4C6

MLS®#: **A2170552**

Area: **Arbour Lake**

Listing Date: **10/04/24**

List Price: **\$833,800**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 23-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1996**

Lot Information

Lot Sz Ar: **4,930 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway**

DOM

47
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Electric,Fireplace(s),Forced Air,Natural Gas**

Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Hardwood,Laminate,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bookcases,Breakfast Bar,Ceiling Fan(s),Central Vacuum,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	16`10" x 14`1"
Family Room	Main	14`11" x 15`7"
2pc Bathroom	Main	4`10" x 4`5"
4pc Ensuite bath	Second	11`4" x 8`3"
Bedroom	Second	10`10" x 10`5"
4pc Bathroom	Second	9`11" x 4`11"

Room	Level	Dimensions
Dining Room	Main	14`1" x 9`6"
Laundry	Main	10`2" x 6`8"
Bedroom - Primary	Second	13`4" x 12`5"
Bedroom	Second	11`6" x 11`0"
Bonus Room	Second	16`11" x 15`0"
Bedroom	Lower	11`6" x 11`1"

Family Room	Lower	16`0" x 14`4"	3pc Bathroom	Lower	9`1" x 6`10"
Kitchen	Lower	14`3" x 9`2"	Laundry	Lower	6`6" x 4`1"
Walk-In Closet	Second	8`3" x 3`11"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **9412627**

Zoning:
R-CG

Remarks

Pub Rmks: **LEGAL SECONDARY SUITE I WALKOUT BASEMENT|AIRBNB LICENSED| CENTRAL A/C |RECENTLY UPDATED| THREE LIVING ROOMS I VAULTED LIVING SPACE This is the buy & hold UNICORN...Welcome to your dream home in the sought-after lake community of Arbour Lake, one of Calgary's top neighbourhoods and an awarded Community of the Year! This sought-after walkout showcases over 2700 square feet of perfection! providing the perfect blend of luxury and comfort. This floorplan has a perfect balance of formal and informal spaces that seamlessly transition. Walk through to the chef's kitchen, which is timeless in design, and for this community, one of the largest kitchens relative to the size of home! The kitchen hosts expansive granite countertops, gas stove, lots of counter & cabinet space and an island perfect for cooking.. there is a walk-thru pantry to bring groceries directly to the kitchen. The kitchen opens onto a dining nook that overlooks your picturesque backyard. From here, access your terrace and enjoy your morning coffee while soaking in the sunrise. Luxurious hardwood in family room and the formal dining room. Ascend upstairs and into your primary retreat, a true haven with a walk-in closet and a four-piece ensuite spa. Your spa features a soaker tub and a stand up shower. The upper has two more generous bedrooms and a four-piece bath and an impressive massive bonus room accented by a vaulted ceiling and gas fireplace. Downstairs, your lower level is a WALKOUT and it is so BRIGHT that feels nothing like a basement at all! The LEGAL WALKOUT BASEMENT SUITE features one spacious bedroom, one full bathroom, full kitchen and laundry room. The huge family room has a gas fireplace as an Independent heating via thermostat for personalized comfort! and there are baseboard heaters as well! This is ideal as a mother-in-law suite, short-term or long-term rental. It used to be rented for \$1800/month. This walk-out LEGAL secondary suite can help you qualify for a mortgage. And it is truly a mortgage helper, you won't feel stressed out by the high mortgage payment any more. There is a SECOND wood deck which encompasses almost the ENTIRE width of the home in the backyard. Your little ones will love the included play structure and your furry friends have enough space to run all day long. Ideally located close to Crowchild Trail and Stoney Trail, The Arbour Lake community has it all: Schools, a pristine lake brimming with rainbow trout, neighborhood parks, spectacular mountain views, and a regional bike and walkway path carved through rolling hills. Swimming, boating, fishing, ice skating, concession stands, community events... As the only lake community in Northwest Calgary, Arbour Lake offers an unparalleled quality of living. As its center lies a pristine ten-acre lake, creating a unique and tranquil environment for its residents. The big-ticket items are already taken care of! Roof (2014), HWT(2015),Furnace &A/C 2019, New Vinly Floor. This one WON'T LAST!**

Inclusions:
 Property Listed By: **NA**
Homecare Realty Ltd.

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









