



THE
A-TEAM

**RE/MAX
FIRST**

146 ARBOUR STONE Place, Calgary T3G5E7

MLS®#: **A2173575**

Area: **Arbour Lake**

Listing Date: **10/17/24**

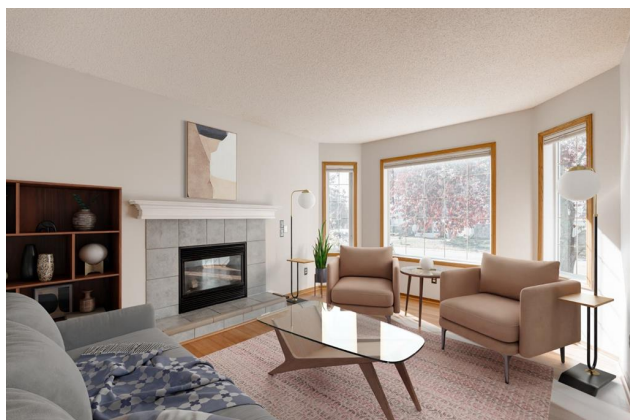
List Price: **\$589,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 19-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**

Finished Floor Area

Abv Sqft: **1,244**
Low Sqft:
Ttl Sqft: **1,244**

Lot Information

Lot Sz Ar: **3,250 sqft**
Lot Shape:

DOM

36
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Landscaped,Street Lighting**
Park Feat: **Double Garage Detached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,No Smoking Home,Pantry,See Remarks,Storage**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	10`4" x 11`0"
4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	10`6" x 8`3"
Game Room	Basement	18`0" x 28`0"

Room	Level	Dimensions
Dining Room	Main	8`8" x 11`0"
Living Room	Main	11`4" x 13`8"
Bedroom	Upper	13`8" x 8`6"
Bedroom - Primary	Upper	16`8" x 11`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0013024

Zoning:
R-CG

Remarks

Pub Rmks:

This beautifully maintained home is situated on a quiet street in the sought-after community of Arbour Lake. The main floor features a bright living room with laminate flooring, a gas fireplace, and large windows allowing the natural light to flood inside. The updated kitchen offers plenty of space to prepare your favourite meals and also provides ample storage. Completing the main floor is a functional dining area, convenient main-floor laundry, a half bath, and access to the large back deck. Upstairs, the spacious primary bedroom offers double closets, accompanied by two additional bedrooms and a newly renovated 4-piece bathroom. The finished basement provides a media room with wood-accented ceilings and a versatile office space. Outside, enjoy a raised deck, brick pathways, a fire pit, and lush landscaping. Appreciate the oversized heated and insulated double garage with a skylight to allow natural light inside. With the C-Train and amenities within walking distance, this home offers a perfect blend of comfort and convenience. Appreciate the long list of updates including, a new furnace, air conditioning, new roof on the house and garage, and new paint throughout most of the home.

Inclusions:
Property Listed By:

N/A
Charles

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







