



THE
A-TEAM

**RE/MAX
FIRST**

298 ARBOUR CREST Drive, Calgary T3G 5A2

MLS® #: **A2179599**

Area: **Arbour Lake**

Listing Date: **11/16/24**

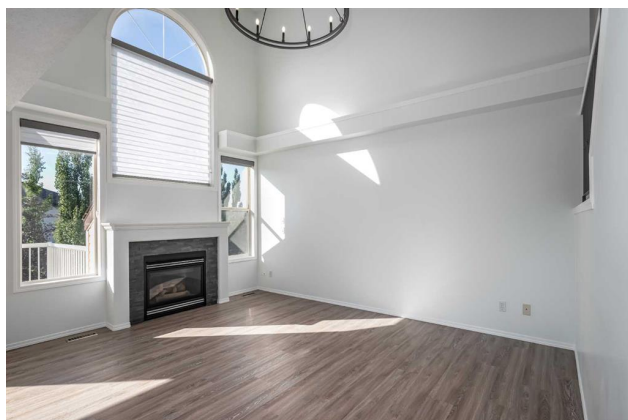
List Price: **\$800,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar: **5,338 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,856**
Low Sqft:
Ttl Sqft: **1,856**

DOM

5

Layout

Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**
Int Feat: **High Ceilings, No Smoking Home, Quartz Counters, Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4'8" x 5'0"	Balcony	Main	19'9" x 10'4"
Family Room	Main	15'7" x 17'0"	Foyer	Main	5'8" x 5'5"
Kitchen	Main	11'5" x 15'1"	Laundry	Main	7'2" x 7'8"
Living Room	Main	11'10" x 13'5"	Bedroom	Main	11'3" x 9'0"
4pc Bathroom	Second	5'0" x 8'2"	4pc Ensuite bath	Second	8'10" x 8'9"
Bedroom	Second	9'8" x 9'6"	Bedroom	Second	10'1" x 10'6"
Bedroom - Primary	Second	11'9" x 17'0"	Walk-In Closet	Second	8'10" x 4'8"

Family Room	Basement	15`0" x 11`1"	Kitchen	Basement	12`4" x 8`0"
Bedroom	Basement	15`2" x 10`5"	3pc Bathroom	Basement	
Legal/Tax/Financial					

Title:	Zoning:
Fee Simple	R-CG
Legal Desc:	9913313

Remarks

Pub Rmks: **Welcome to this stunning walk-out home with high ceilings and a suite basement, located in Arbour Lake—Calgary’s award-winning and only lake community in the NW. Thoughtfully upgraded in 2022, this home features a new roof (2021), SPC flooring on the main and upper floors (2022), new carpet, updated appliances, zebra blinds, modern lighting, storm doors, and fresh paint throughout(2022). This beautifully designed home boasts a spacious living room with high ceilings and large windows that fill the space with natural light. This beautiful home offers five generously sized bedrooms and four bathrooms, including a versatile main-floor bedroom that can serve as an office or guest room. You will also love the spacious kitchen and dining area, perfect for hosting or family gatherings The second floor features three additional bedrooms, while the fully finished, independent walk-out basement suite includes its own bedroom, bathroom, and private living area. Enjoying the sunny, southeast-facing backyard completes the package. Conveniently located near amenities, public transportation, and shopping centers, this well-maintained, move-in-ready home offers the perfect combination of comfort and practicality.**

Inclusions: **N/A**
Property Listed By: **First Place Realty**

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

