



THE
A-TEAM

**RE/MAX
FIRST**

824 ARBOUR LAKE Road, Calgary T3G5B3

MLS®#: **A2181108** Area: **Arbour Lake** Listing Date: **11/27/24** List Price: **\$309,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2025**

Finished Floor Area
 Abv Sqft: **593**
 Low Sqft:
 Ttl Sqft: **593**

DOM

56
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **3 Storey**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

See Remarks
Off Street,Stall,Titled

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s)**
 Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters,See Remarks,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`4" x 12`7"	Kitchen	Main	11`4" x 9`9"
Bedroom - Primary	Main	11`2" x 9`10"	4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: **\$72** Title: **Fee Simple** Zoning: **TBD**
 Fee Freq: **Monthly**

Legal Desc: **2110513**

Remarks

Pub Rmks:

Embark on the next chapter of your homeownership journey with the Metro Studio 18, offering a haven for those seeking a refined way of living. Whether you're downsizing or rightsizing, this townhome strikes the perfect balance between space and value, ensuring you don't have to compromise on comfort or luxury. Step into a world of elegance. It's more than just a home; it's a gateway to a lifestyle where every detail is crafted to enhance your living experience. From the spacious living room to the oversized island kitchen and laundry room, every feature is designed to elevate your daily routine. Indulge in the luxury of the thoughtful amenities, including a spacious primary suite with a large walk in closet. Located in one of Calgary's Best neighbourhoods Arbour Lake has it all! A pristine lake brimming with rainbow trout, neighbourhood parks, spectacular mountain views, a regional bike and walkway path carved through rolling hills. Swimming, boating, fishing, ice skating, community events and much more. Your activities are only limited by your imagination. As Northwest Calgary's only lake community, Arbour Lake offers a quality of living that is truly unparalleled.

Inclusions:

Property Listed By:

**Rough in gas to bbq
KIC Realty**

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



