



THE
A-TEAM

**RE/MAX
FIRST**

83 ARBOUR LAKE Court, Calgary T3G 5B3

MLS®#: **A2181124** Area: **Arbour Lake** Listing Date: **11/27/24** List Price: **\$458,780**
 Status: **Active** County: **Calgary** Change: **-\$1, 27-Nov** Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,201**
 Low Sqft:
 Ttl Sqft: **1,201**

DOM

24
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

See Remarks

Lot Feat:
 Park Feat:

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,Pantry,Quartz Counters,See Remarks,Separate Entrance**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`2" x 8`3"	2pc Bathroom	Main	
Kitchen	Main	13`3" x 11`2"	Living Room	Main	11`2" x 13`7"
Bedroom - Primary	Upper	11`2" x 9`9"	4pc Ensuite bath	Upper	
Bedroom	Upper	8`5" x 9`4"	Bedroom	Upper	8`5" x 9`4"
4pc Bathroom	Upper				

Legal/Tax/Financial

Condo Fee: **\$166** Title: **Fee Simple** Zoning: **TBD**
 Fee Freq: **Monthly**

Legal Desc:

2110513

Remarks

Pub Rmks:

Step into a new chapter of life with the Metro Sky 18, a canvas for your dreams and aspirations. Whether you're embarking on a career, venturing into homeownership, or seeking to right-size, this townhome offers affordability and flexibility, opening doors to endless possibilities. Experience the true essence of homeownership with two floors of living space, oversized windows, beautiful finishes and an awesome location this townhome sets the stage for your next chapter. Indulge in the thoughtful features, from the spacious patio to the expansive kitchen island and convenient upper floor laundry facilities. With three bedrooms, ample storage space, and a titled parking stall, this townhome is designed to meet the needs of modern living while allowing you to create your masterpiece. Located in one of Calgary's Best neighbourhoods Arbour Lake has is 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. Photos are representative of the property being built.

Inclusions:

none

Property Listed By:

KIC Realty

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





