

93 ARBOUR LAKE Court, Calgary T3G 5B3

MLS®#: **A2181126** Area: **Arbour Lake** Listing **11/27/24** List Price: **\$422,030**
 Status: **Active** County: **Calgary** Date: Change: **-\$1, 27-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **567**
 Low Sqft:
 Ttl Sqft: **567**

DOM
56
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Stall,Titled**

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`4" x 12`9"	Kitchen	Main	13`1" x 11`2"
Dining Room	Main	11`4" x 12`9"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Lower	11`5" x 8`6"	Bedroom	Lower	11`4" x 8`5"
4pc Ensuite bath	Lower	0`0" x 0`0"	4pc Ensuite bath	Lower	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$142** 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 AGILE 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 DUAL MASTER BEDROOMS with large walk in closets. 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. Photos are of a showhome in Edmonton and are used as representation**

Inclusions: n/a
Property Listed By: **KIC Realty**

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



