



THE
A-TEAM

**RE/MAX
FIRST**

153 ARBOUR WOOD Mews, Calgary T3G4B5

MLS®#: **A2181701** Area: **Arbour Lake** Listing Date: **11/30/24** List Price: **\$588,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1995**
Lot Information
 Lot Sz Ar: **2,713 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,274**
 Low Sqft:
 Ttl Sqft: **1,274**

DOM
53
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Corner Lot,Cul-De-Sac,Low Maintenance Landscape,No Neighbours Behind**
 Park Feat: **Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Washer,Window Coverings**
 Int Feat: **Kitchen Island,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`1" x 7`3"	2pc Bathroom	Main	5`1" x 5`9"
Kitchen With Eating Area	Main	14`6" x 12`10"	Pantry	Main	4`0" x 3`8"
Living Room	Main	14`6" x 12`10"	Dining Room	Main	6`6" x 10`4"
Bedroom	Upper	10`8" x 9`4"	Bedroom	Upper	10`4" x 9`3"
4pc Bathroom	Upper	4`11" x 8`11"	Bedroom - Primary	Upper	10`0" x 13`8"
4pc Ensuite bath	Upper	8`11" x 4`11"	Laundry	Basement	6`6" x 17`11"
Flex Space	Basement	18`11" x 18`0"			

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

9412328

Remarks

Pub Rmks: **Welcome to 153 Arbour Wood Mews NW, situated on a quiet and friendly street in one of Calgary's most beloved communities—Arbour Lake. This charming 2-storey home presents an excellent opportunity for first-time buyers or families looking for a welcoming environment. Step inside to discover a well-designed layout featuring central air-conditioning for comfort year-round. The heart of the home is the spacious eat-in kitchen, complete with a convenient corner pantry and a door leading to a massive rear deck, perfect for outdoor entertaining or relaxing in the sun. The inviting living room boasts a cozy gas fireplace. On the upper floor, you'll find a generously sized master suite that features a vaulted ceiling and a 4-piece ensuite bathroom. The backyard is a standout feature, with a gate providing easy access and ample space for parking a trailer or RV—making it a great option for outdoor enthusiasts. Location is key, and this home is within walking distance to schools, shopping centers, and the year-round lake, which offers a variety of recreational activities such as beach outings, boating, fishing, skating, and sledding in the winter months. For those who rely on public transport, Crowfoot C-Train station is just a short 15-minute walk away, ensuring easy access to the rest of the city. With its ideal placement at the end of a cul-de-sac, this home combines tranquility and accessibility, making it a perfect choice for your new beginning in Arbour Lake. Don't miss the chance to make this lovely house your home!**

Inclusions: **None**
 Property Listed By: **TREC The Real Estate Company**

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







