



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: **Active** 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

21
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:
Property Listed By:

None
TREC The Real Estate Company

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







