



THE
A-TEAM

**RE/MAX
FIRST**

100 ARBOUR RIDGE Circle, Calgary T3G 3Y9

MLS®#: **A2182024** Area: **Arbour Lake** Listing Date: **12/10/24** List Price: **\$739,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1993**
Lot Information
 Lot Sz Ar: **4,402 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,896**
 Low Sqft:
 Ttl Sqft: **1,896**

DOM

11
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Private,See Remarks**
 Park Feat: **Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,On Street,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle,See Remarks**
 Heating: **Fireplace(s),Forced Air,See Remarks**
 Sewer:
 Ext Feat: **Private Yard,Rain Barrel/Cistern(s)**

Construction: **See Remarks,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Pantry,Quartz Counters,See Remarks,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`6" x 4`6"	Mud Room	Main	5`1" x 4`6"
Laundry	Main	5`1" x 2`7"	2pc Bathroom	Main	7`10" x 3`0"
Living Room	Main	13`0" x 11`7"	Dining Room	Main	11`8" x 9`3"
Kitchen	Main	13`11" x 8`6"	Breakfast Nook	Main	10`1" x 6`7"
Family Room	Main	14`2" x 12`9"	Den	Main	8`11" x 7`10"
Bedroom - Primary	Upper	15`7" x 13`6"	Walk-In Closet	Upper	7`1" x 5`2"
4pc Ensuite bath	Upper	9`4" x 7`11"	4pc Bathroom	Upper	8`3" x 5`2"

Bedroom Upper 12`9" x 9`11"
Storage Basement 6`11" x 3`1"
4pc Bathroom Basement 7`4" x 7`4"
Laundry Basement 12`2" x 8`2"
Game Room Basement 23`7" x 11`2"

Legal/Tax/Financial

Bedroom Upper 14`0" x 11`7"
Storage Basement 7`3" x 2`10"
Bedroom Basement 11`0" x 10`0"
Furnace/Utility Room Basement 6`5" x 5`0"
Bedroom Basement 11`1" x 11`1"

Title: **Fee Simple**
 Legal Desc: **9212483**

Zoning: **R-CG**

Remarks

Pub Rmks: Welcome home! This home has plenty of upgrades and pride in ownership. Beautiful street appeal framed with a front fence welcomes you into a private sanctuary, relax on the front porch or come inside, the front entrance is practical with tile flooring and closet. Feel the energy of space with the vaulted ceilings and oak hardwood flooring in the front living room and formal dining. Upgrades in the kitchen include pot lights, cabinets, stylish tile back splash, under cabinet lighting, quartz countertops, deep sink, stainless appliance package, tile flooring and abundant storage in the pantry. The family breakfast table looks out the upgraded sliding door! Enjoy movie night in the spacious family room with cozy fire. Hardwood flooring continues from the family room into the main level den, hall and toward the guest bathroom. The entrance to the garage hosts a convenient laundry hookup! Comforting plush carpet invites you upstairs with open views of the main level. The upper bedrooms and hallway also have beautiful oak hardwood! Retreat to the primary bedroom with private en-suite with separate jet tub and shower! The primary is grand enough for a king sized bedroom and showcases a walk-in closet! Two more large bedrooms, full bathroom and linen closet complete the upper level. Both upper bathrooms have had upgrades! Space for more family in the fully finished basement with an enormous rec room, two bedrooms, a full bathroom and dedicated (second) laundry! For peace of mind the furnace was recently upgraded! 2,623 square feet total finished area! Triple pane windows were installed 2023! Shingles are four years young and feature solar panels! Entertain in the west backyard, the no maintenance deck was new in 2019, fencing was new in 2023 and along with mature trees there is privacy to visit by the fire pit. Come home to a quiet street in a sought after lake community!

Inclusions: Garage Shelves
Property Listed By: RE/MAX First

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













