



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**139 ARBOUR WOOD Close, Calgary T3G 4B3**

MLS®#: **A2182780**

Area: **Arbour Lake**

Listing Date: **01/23/25**

List Price: **\$898,898**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1997**

Finished Floor Area  
Abv Sqft: **2,306**  
Low Sqft:  
Ttl Sqft: **2,306**

DOM

**36**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **4,865 sqft**  
Lot Shape: **18 (Front/Radius) x 35 (North Side) x 14.94 (Rear) x 32.74 (South Side)**

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

Access:

Lot Feat:

**Back Yard,Backs on to Park/Green Space,Front Yard,Irregular Lot,Landscaped,Lawn,No Neighbours Behind,Rectangular Lot,Street Lighting,Views**

Park Feat:

**Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Insulated,Off Street,Oversized,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Boiler,In Floor,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Garden**

Construction: **Stone,Stucco**  
Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Electric Stove,Microwave Hood Fan,Window Coverings**  
Int Feat: **Bookcases,Central Vacuum,Chandelier,Closet Organizers,French Door,High Ceilings,No Animal Home,No Smoking Home,Pantry,Storage,Walk-In Closet(s),Wood Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>13`10" x 11`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`5" x 11`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 9`10"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`11" x 11`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 10`11"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>9`3" x 4`11"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>15`9" x 11`1"</b>	<b>Storage</b>	<b>Second</b>	<b>39`1" x 12`1"</b>

<b>Foyer</b>	<b>Main</b>	<b>10`9" x 9`5"</b>	<b>Game Room</b>	<b>Basement</b>	<b>32`0" x 16`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 5`3"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>26`3" x 11`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`5" x 6`5"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`10" x 4`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>22`4" x 16`9"</b>	<b>Walk-In Closet</b>	<b>Basement</b>	<b>9`11" x 5`5"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>8`7" x 5`5"</b>	<b>Cold Room/Cellar</b>	<b>Basement</b>	<b>10`9" x 6`3"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>13`8" x 9`11"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>14`9" x 11`7"</b>
<b>Family Room</b>	<b>Second</b>	<b>17`5" x 12`4"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **9412292**

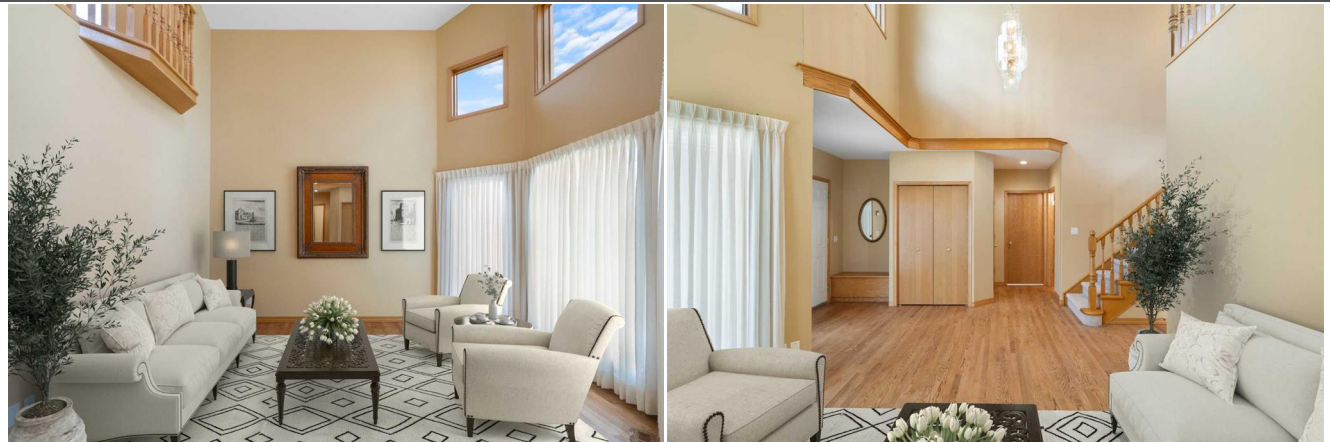
Zoning: **R-C2**

Remarks

Pub Rmks: **139 Arbour Wood Close NW - A Rare Opportunity To Acquire The Builder's Own Home | 3,794 SF Developed | Custom-Built & Originally Designed As A Walkout Bungalow With 20 Ft Vaulted Ceilings To The Loft, Allowing Natural Light To Illuminate The Entire Home | Everything Is On The Main Floor (1,505 SF) Living Room, Formal Dining Room, Kitchen With An Oversized Breakfast Eating Area, Garden Door To Balcony With Gas BBQ Hook Up, Primary Bedroom With Door To Balcony, Walk-In Closet, (2025) Newly Renovated 6 PCE Ensuite (Glass Enclosure For Shower Is On Order) | Main Floor Laundry Room With New Tile Flooring (2024) | New 2 PCE Bathroom (2024) | The 1,088 SF Loft - Original Design Was Expanded To Capture Both South/West Mountain Views With Two Additional Guest Bedrooms, 4 Pce Bathroom, Library With Built-In Oak Shelving PLUS! Storage Area | Fully Developed Walk Out Basement (1,402 SF) With Radiant Floor Heating (Boiler System), Features Brand New Flooring (2024), Brand New Bathroom With Walk-in Shower (2024), Extra Large Office Area Or Bedroom, European Style (Temperature Controlled) Cold Storage Room, & Recreation Or Media Room With Space For A 6' X 12' Pool Table, Gas Line Ready For A Feature Wall Fireplace, Garden Doors To Concrete Patio With 2nd Gas BBQ Hookup & Much Much More! Nothing But The Best With Four (4) 12 Inch Steel I-Beams, Copper Plumbing & Roughed In Sound Throughout The Home | Recently Updated With New Roof (2022), New High-Efficiency Furnace & Central Air Conditioning (2023), Completely Refinished Hardwood Floors With Commercial High Traffic Water Based Finish (2024), New Carpets (2024), Plus So Much More! A Home That Has Never Had Pets Or Smoking | Walking Score Of 88 - Easy Walking Distance To Shops, Schools & 11 Minutes To Crowfoot LRT Station | Listing Agent Is Related To The Seller.**

Inclusions: **All Appliances & Attached Goods are "As Is"**  
 Property Listed By: **Real Broker**

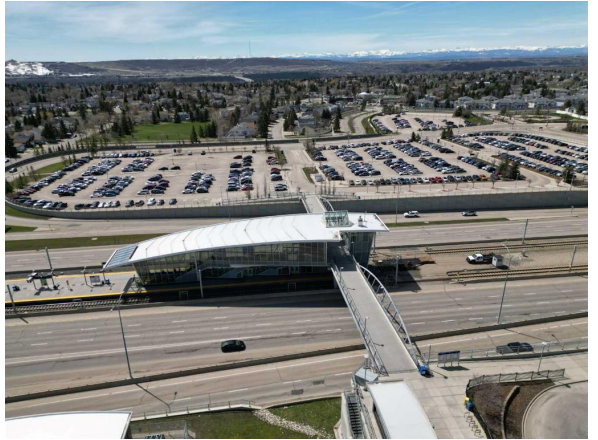
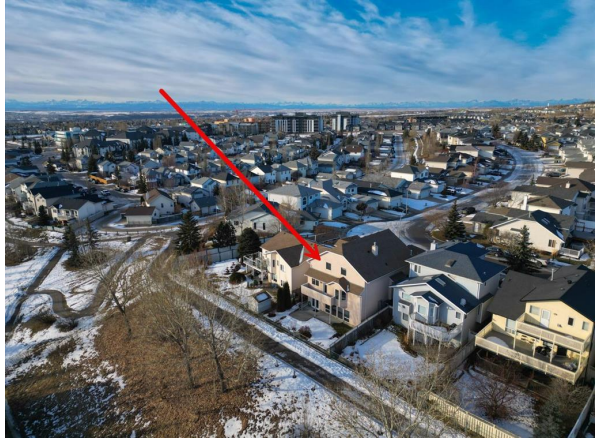
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













More about 139 Arbour Wood Close Northwest

**Walk Score 88**  
**Very Walkable**  
 Most errands can be accomplished on foot.

**Transit Score 60**  
**Good Transit**  
 Many nearby public transportation options.

**Bike Score 71**  
**Very Bikeable**  
 Biking is convenient for most trips.

About your score

### About this Location

139 Arbour Wood Close Northwest is a Walk Score of 88 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

139 Arbour Wood Close Northwest is a 11 minute walk from the 201 Red Line - Somerset - Bridlewood/Tuscany CTrain at the NB Crowfoot CTrain Station stop.

This location is in the Arbour Lake neighborhood in Calgary. Nearby parks include Crowfoot Park, Scenic Cove Park and Rancho Park.

### 139 Arbour Wood Close NW

SCHOOLS	SCHOOLS	SCHOOLS
Public Separate Private	Public Separate Private	Public Separate Private
DRIVING	DRIVING	DRIVING
Nearest elementary school: <b>Arbour Lake Middle School</b> 21 Arbour Crest Drive NW Calgary 1.0 km • 3 mins	Nearest elementary school: <b>St. Ambrose School</b> 803 Arbour Lake Road NW Calgary 1.0 km • 3 mins	Nearest elementary school: <b>Yufeng Chinese School</b> 818 Clasper Ridge Close NW Calgary 3.3 km • 7 mins
Nearest junior high school: <b>Arbour Lake Middle School</b> 21 Arbour Crest Drive NW Calgary 1.0 km • 3 mins	Nearest junior high school: <b>St. Ambrose School</b> 803 Arbour Lake Road NW Calgary 1.0 km • 3 mins	Nearest junior high school: <b>Yufeng Chinese School</b> 818 Clasper Ridge Close NW Calgary 3.3 km • 7 mins
Nearest high school: <b>Robert Thirkel School</b> 877 House Hill Drive NW Calgary 3.3 km • 8 mins	Nearest high school: <b>St. Francis High School</b> 817 Northmount Drive NW Calgary 3.3 km • 8 mins	Nearest high school: <b>Yufeng Chinese School</b> 818 Clasper Ridge Close NW Calgary 3.3 km • 7 mins
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