



THE
A-TEAM

**RE/MAX
FIRST**

94 ARBOUR RIDGE Heights, Calgary T3G 3Z2

MLS®#: **A2194473**

Area: **Arbour Lake**

Listing Date: **02/13/25**

List Price: **\$689,900**

Status: **Pending**

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: **4,596 sqft**
Lot Shape:

Access:

Lot Feat: **Low Maintenance Landscape, Rectangular Lot**
Park Feat: **Double Garage Attached**

DOM

9

Layout

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **No Animal Home, No Smoking Home, Storage**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`5" x 8`4"
Breakfast Nook	Main	13`5" x 9`3"
Den	Second	6`8" x 5`8"
Bedroom	Second	12`5" x 11`0"
2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	14`7" x 7`11"
Living Room	Main	14`1" x 10`10"
Bedroom - Primary	Second	13`2" x 11`0"
Bedroom	Second	12`3" x 10`7"
4pc Bathroom	Second	0`0" x 0`0"
Family Room	Main	12`6" x 11`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9212605

Remarks

Pub Rmks: **Your search is over! This immaculately maintained, one owner, Stepper built home is looking for a new family! Situated on a quiet street w/great access to bike paths and green space, you will want to come have a look! Spacious foyer welcomes you into the home w/almost 1,750 sq.ft above grade. This functional, traditional floorplan offers a bright living room w/numerous windows and a large dining area...the perfect space to host your big dinners with family and friends. Head into the kitchen w/oak cabinets & newer stainless-steel appliances including an induction stove. A big window over the sink overlooks the private, South facing backyard. The breakfast nook has plenty of space for a table and provides access onto the deck. Well landscaped yard w/pergola & new cover offers a great spot to enjoy those summer days. Cozy family room w/wood burning fireplace and built-ins is where you want to relax after a long day. The second level offers a great primary retreat...large enough for your king bed and furniture. Plus there is a large ensuite w/double sinks and soaker tub. 2nd and 3rd bedrooms are well sized and share the 4-pc bathroom. Looking for an area for your computer or to do homework? Cute little den space is tucked away giving you a private spot to work. Many big-ticket items have been addressed. 30yr shingles and gutters in 2013, high efficiency furnace and air conditioner in 2018, newer front and back doors, hardwood, tile and carpet w/upgraded underlay, just to list a few. Partly finished basement offers a flex room, cold storage area and a shop/hobby room but there are great development options here. The double attached garage is insulated, drywalled and it might even fit your truck. What a bonus! Come discover why Arbour Lake is such a desirable neighbourhood. You don't miss this amazing opportunity to call this exclusive lake community w/a number of schools, green spaces & shopping home!**

Inclusions: **second fridge in basement, all storage/cabinets in basement, pergola w/cover**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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









