



THE
A-TEAM

**RE/MAX
FIRST**

71 ARBOUR WOOD Close, Calgary T3G 4A8

MLS®#: **A2196113**

Area: **Arbour Lake**

Listing Date: **02/24/25**

List Price: **\$769,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1995**

Finished Floor Area

Abv Sqft: **1,187**
Low Sqft:
Ttl Sqft: **1,187**

DOM

0
Layout
Beds: **3 (1 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **4,693 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Fruit Trees/Shrub(s),Landscaped,Lawn,Rectangular Lot,Street Lighting**
Park Feat: **Double Garage Attached,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Central Vacuum,Kitchen Island,Open Floorplan,Pantry,Primary Downstairs,Quartz Counters,Separate Entrance,Storage,Vaulted Ceiling(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3`11" x 5`1"
Dining Room	Main	16`10" x 9`0"
Kitchen	Main	11`4" x 16`1"
Bedroom - Primary	Main	11`9" x 20`4"
Bedroom	Basement	12`2" x 12`9"
Game Room	Basement	25`5" x 15`5"

Room	Level	Dimensions
3pc Ensuite bath	Main	7`3" x 7`11"
Family Room	Main	15`7" x 11`11"
Living Room	Main	14`9" x 11`6"
3pc Bathroom	Basement	8`2" x 12`9"
Bedroom	Basement	13`0" x 12`9"
Furnace/Utility Room	Basement	9`3" x 13`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9312547

Remarks

Pub Rmks:

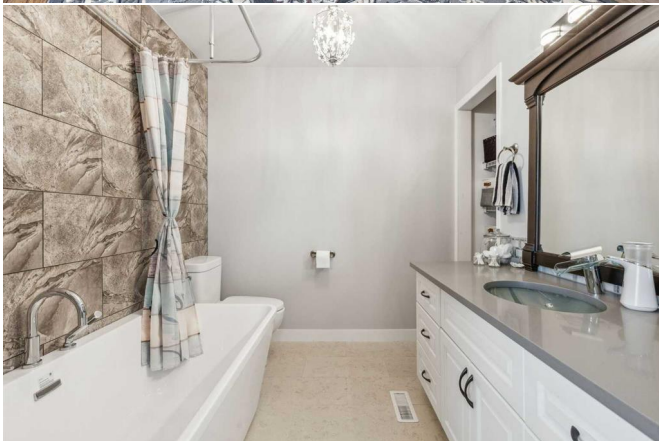
Fully Updated Bungalow in Arbour Lake with almost \$200,000 in Recent Upgrades. Located in Calgary's only NW lake community, this executive bungalow shows like a showhome (10/10) and offers extensive renovations and a move-in ready, low-maintenance lifestyle in a quiet, well-connected neighborhood. The home has undergone extensive renovation and upgrades since 2016, including a NEW ROOF, NEW SIDING, HIGH-EFFICIENCY FURNACE & HOT WATER TANK, and FULL POLY B WATER LINE REPLACEMENT. The garage features a new insulated door, 240V power, and heating. Inside, the FULLY RENOVATED KITCHEN includes granite countertops, custom cabinetry, a large island, and modern finishes. The main level boasts oak hardwood flooring, while the basement features TWO BEDROOMS, cork flooring, a wet bar, and a travertine walk-in shower. The master ensuite and half bath have been fully upgraded to a stunning oasis-like retreat. The exterior is fully landscaped with fruit trees and features a pressure-treated rear deck and a front aluminum deck. The large private backyard is ideal for entertaining, and a storage shed is included. Arbour Lake residents enjoy private lake access with year-round recreation, including fishing, swimming, skating, and community events. The home is minutes from schools, shopping, LRT, parks, and major roadways. This home offers modern updates, energy-efficient systems, and premium features at a price well below the cost to buy and renovate. Don't miss out - schedule your private showing today!

Inclusions:
Property Listed By:

**Shed, Central Vacuum + Attachments, Water - Reverse Osmosis, Home Theatre
RE/MAX iRealty Innovations**

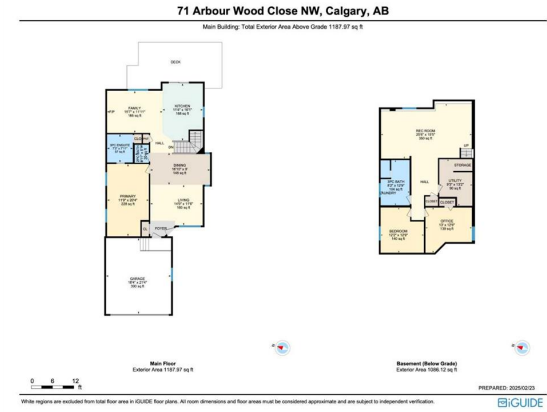
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











71 Arbour Wood Close NW, Calgary, AB

Basement (Below Grade) Exterior Area 1086.12 sq ft
Interior Area 1077.77 sq ft



0 4 8 ft
PREPARED: 2025/02/23
iGUIDE

71 Arbour Wood Close NW, Calgary, AB

Main Floor Exterior Area 1187.97 sq ft
Interior Area 1158.06 sq ft
Excluded Area 423.82 sq ft



0 4 8 ft
PREPARED: 2025/02/23
iGUIDE

While regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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