



Calgary-A-Arbour Lake
708 ARBOUR LAKE Drive NW

LP \$ 678,800
MLS #: C3614142

Status: **Active** Type: Residential Detached Single Family
 DOM: 0 Style: 2 Storey
 Rms Abv Gd: 7 Year Built: 2001
 Bedrms: Above: 4/Ttl: 5 Basement: Full, Walkout
 Full/Half Baths: 4 Bsmnt Dev: Fully Finished
 Tot Flr SqFt: 2348.70 Total Sq M: 218.2

Located in the desired community of Arbour Lake, this 5 bedroom, 4 bathroom 2-storey home offers over 3300 sq. ft. of total living quarters. Completely wheel chair accessible. Be welcomed by a large front entrance with cathedral ceilings & french doors giving way to a bright den. The open gourmet kitchen features maple cabinetry, granite counters, large island & spacious breakfast nook. Main floor also offers a large bedroom with a 4-pc ensuite. On the upper level, behind double doors, you will find the Master retreat with oversized windows providing plenty of natural light, large walk-in closet and 4-pc ensuite with a jetted tub & vanity station. Two nicely sized bedrooms and bathroom round out the upper level. Fully developed walk-out basement offers plenty of space for the kids to play, storage, fireplace, bedroom and 4-pc bathroom. The greenhouse in the back yard equipped with water & electricity awaits your gardening skills. A double attached garage completes this outstanding family home.

Directions:

Virtual Tour:

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Poss:05/30/14	Level	Mtr2	SqFt
Full Baths:	0	0	0	2	0	0	Occupancy: Vacant	Main:	116.5	1254.01
Enst Baths:		0	0	2	0	0		Uppr:	101.7	1094.70
Addl Rms:	Finish Levels: 3						Garage Dim:	AbGd:	218.2	2348.71
Fin Fpl/Rgh:	2/	Fplc Fuel: Gas Only					Elem Schl: www.cbe.ab.ca	Lowr:	89.1	959.07
Fireplace:	Tile Surround, Mantle						Middle Schl: www.cbe.ab.ca	BIGd:	89.1	959.07
Parking:	Double Garage Attached						High Schl: www.cbe.ab.ca	Total A.G:	218.2	2,348.70

Living Room:	4.81x3.96	M	Master Bdrm:	6.21x4.02	U
Dining Room:			Bedrm 2:	3.96x3.41	M
Kitchen:	3.04x3.96	M	Bedrm 3:	4.14x3.66	U
Family Room:			Bedrm 4:	3.04x3.68	U
Den:	3.96x4.57	M	Bedroom	4.75x3.71	L

Bonus Room:

Flooring:	Non-Ceramic Tile, Carpet	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Cedar Shakes	Heat Fuel:	Natural Gas
Exterior:	Stucco	Remodel:	
Site Influen:	Fenced, Lake Access Property, Schools, Shopping Nearby	Features:	Deck, Ceiling 9 ft., Greenhouse

Goods Incl: Refrigerator, Stove-Countertop Gas

Amenities:

Restrict: EASE, UTILR, R-COV

Goods Excl:

Warranty: None

Front Exposure: E

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	2/4			
Reg Size:				

Total Lot M2:	544.0	Lot Dimen:	
Frontage:	11.4	Lot Shape:	Pie Shaped
Depth:	34.0	Zoning:	R-C1
Conform:		Front Expos:	E
	Cnform Yr:		

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 4,087 - 2013	Local Improve	