



GRASSROOTS
REALTY GROUP

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251 Arbour Crest Road NW
Calgary, Alberta

MLS # A2229956



\$685,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,737 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Wall mounted shelves in garage as well as Gas heater in garage.

We're really excited to present our newest listing in the amazing Lake community of Arbour Lake. The love that's been poured into the home will be apparent as the house features an updated kitchen, stainless steel appliances, and beautiful floors. Enjoy the comfort of central air conditioning in the summer, and a heated garage in the winter! One of the highlights of the home, is the yard. It's amazing, private, and perfect for outdoor gatherings, or simply to relax. The shed is extremely well built and is set up on skids so it's easily moveable. All of this, and you're just steps away from the picturesque lake and excellent schools that this neighbourhood provides, you also have access to the Crowfoot shopping district, YMCA and the Public Library. Don't miss out on this gem, we're happy to accommodate your showings!