



GRASSROOTS
REALTY GROUP

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22 Arbour Crest Circle NW
Calgary, Alberta

MLS # A2230391



\$647,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,462 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry		

Inclusions: None

This lovely and well-maintained two-storey home is ideally situated on a quiet circle in the desirable Arbour Lake community—just steps from several schools, including St. Ambrose School (K–9), Arbour Lake School (6–9), and Robert Thirsk High School (10–12), as well as the YMCA, shopping centres, and a wide range of amenities INCLUDING THE LRT (C-Trian). The home features a charming front verandah and a spacious open-concept layout. The main level includes a formal living room with a large bay window that fills the space with natural light, a generously sized kitchen with ample pantry storage, a versatile family/flex room, and a convenient 2-piece bathroom. Upstairs, the bright and airy primary bedroom boasts a bay window with beautiful views of Canada Olympic Park (COP) and the surrounding area, along with a private 3-piece ensuite. Two additional bedrooms and a 4-piece bathroom complete the upper level. The professionally developed basement is fully finished and offers a large recreation/games area, a fourth bedroom, office space, a full 4-piece bathroom, and plenty of storage. Enjoy the landscaped backyard, complete with a poured concrete patio and a gas line for your BBQ, plus a concrete walkway extending along the entire east side of the home. The oversized 22' x 24' detached garage features an 8-foot overhead door and is accessible via a paved back lane. Residents enjoy year-round lake privileges, providing access to Arbour Lake and its recreational amenities.”