



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**203 Arbour Wood Close NW**  
**Calgary, Alberta**

**MLS # A2240629**



**\$649,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,678 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, Open Floorplan, Pantry, Soaking Tub		

**Inclusions:** N/A

Located in the desirable lake community of Arbour Lake, this well-maintained 1,678 sqft home offers 3 Bedrooms and 2.5 Baths. Walking distance to Arbour Lake School and Crowfoot Crossing for shopping, dining, and LRT access. The Main Floor features a Formal Living and Dining Room, a bright south-facing Family Room with Gas Fireplace, and a functional Kitchen with Center Island, Pantry, and Breakfast Nook. Step out onto the newer (2022) Deck with views of the Calgary Downtown Skyline&mdash;perfect for watching Stampede and New Year&rsquo;s Fireworks. A 2-Piece Bath with Laundry completes the Main Level. Upstairs offers a spacious Primary Bedroom with Walk-In Closet and 4-Piece Ensuite including a Soaker Tub, plus two additional generously sized Bedrooms and another full 4-Piece Bath. The Walkout Basement is unfinished with Bathroom Rough-In, ready for your future development plans. The Backyard is landscaped and backs onto a Walking Path&mdash;offering a more open outdoor feel with no direct neighbors behind. Additional upgrades include a newer Hot Water Tank (2022) and newer garage door (2021). A fantastic opportunity to own a lovingly cared-for home in Calgary&rsquo;s only Northwest lake community, close to schools, shopping, transit, and with easy access to Crowchild Trail and Stoney Trail.