



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2240666**



**\$699,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,195 sq.ft.	<b>Age:</b>	1995 (30 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>	Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Cork, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Water Purification System, Backyard storage shed, Film Projector and Screen

Impressive curb appeal and AWESOME location with this 3 bdrm, nearly 2,300 sq ft, Bungalow in Arbour Lake! The roof, siding, high-efficiency furnace and hot water tank, and full replacement of all Poly-B water lines have all been completed within the last several years. Inside, the Main floor boasts oak hardwood flooring throughout, impressive vaulted ceiling, and spacious living, dining and family room areas. The Kitchen features custom cabinetry, granite countertops, large central island and black appliances. The LARGE Primary Bedroom includes custom closet built-ins, and 3-piece ensuite spa bath with large soaker tub and separate vanity. The fully developed Lower level includes two large bedrooms, each with custom built-ins, durable cork flooring, a large theatre/recreation room and wet-bar area. There's also a laundry room that shares space with the 3-piece basement bath, complete with a travertine walk-in shower. Outside, you'll love the HUGE pressure-treated wood deck with privacy louvers and plenty of space for Summer BBQ's and outdoor lounging. There are also beautiful flower beds, mature trees including fruit bearing trees, and backyard storage shed. An aluminum front porch also allows for low maintenance living. ALSO the double garage is fully equipped with an insulated door, 240V power, and built-in heating for year round use. Just a quick walk to year-round Lake access, including swimming, skating, fishing, a small beach, Pickleball Courts, playground space and community events. And surrounded by great schools, Crowfoot shopping, LRT, parks, and major roads like Nose Hill Drive and Stoney Trail for easy access to the rest of Calgary or out West to the Rocky Mountains. This home is a great opportunity!