



**GRASSROOTS**  
REALTY GROUP

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**62 Arbour Wood Crescent NW  
Calgary, Alberta**

**MLS # A2248281**



**\$713,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,850 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>	Close to Clubhouse, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None, Unfinished	<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>	Central Vacuum, French Door, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Track Lighting		
<b>Inclusions:</b>	Filing Cabinet, Basketball Net		

\$20,000 price drop! Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom home in the heart of Arbour Lake—Northwest Calgary's only lake community. Combining comfort, convenience, and lifestyle, this residence offers exclusive lake access along with proximity to vibrant neighborhood amenities. From the moment you step inside, soaring high ceilings and abundant natural light create a bright, uplifting atmosphere. A fresh coat of paint throughout much of the home adds to its crisp, inviting feel. The expansive living and formal dining areas are ideal for gatherings with family and friends, while the spacious main floor—offering more usable square footage than some comparably sized homes in the neighborhood—provides a rare sense of openness and flexibility. Flowing seamlessly from the living space, the welcoming family room, warmed by a cozy fireplace, connects effortlessly to the updated kitchen. Here, stainless steel appliances, a new hood fan, and a sleek faucet set the stage for both everyday meals and special occasions. French doors open to a generous wood deck, perfect for summer barbecues and evening relaxation in the private backyard. A dedicated office provides a quiet space for work or study, complemented by a convenient powder room and a well-appointed laundry area on the main floor. Upstairs, the primary suite is a relaxing retreat, complete with his-and-hers closets and a spa-inspired ensuite featuring a jacuzzi tub, and a stand-up shower. Two additional bedrooms are spacious and bright, while both bathrooms have been refreshed with new vanity lighting, updated faucets, and renewed laminate countertops. The unspoiled basement offers a clean, versatile layout, ready to be transformed into a home gym, media room, or additional living space. A newly installed humidifier enhances comfort year-round.

With its prime location within walking distance to the lake, nearby schools, Crowfoot LRT station, and the shops, dining, and amenities of Crowfoot Crossing, this home offers more than just a place to live—it's a gateway to an active, connected, and fulfilling lifestyle.