



GRASSROOTS
REALTY GROUP

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157 Arbour Crest Road NW
Calgary, Alberta

MLS # A2272198



\$650,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,480 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions:	N/A
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Welcome to Arbour Lake — Calgary's only NW lake community, loved by families for its year-round recreation, top-ranked schools, and unbeatable convenience. Just steps from the water, this beautifully updated 3-bedroom detached home offers the lifestyle your family has been waiting for. As you step inside, you're welcomed by a spacious front den — the perfect spot for a home office, kids' playroom, or a cozy games area. Continue through to find fresh paint, updated flooring, and a bright, open layout designed for everyday comfort. The main level flows seamlessly from the living room to the dining area and kitchen, making it ideal for both busy mornings and relaxed family evenings. A gas fireplace adds warmth and ambiance throughout the winter months, while central air conditioning keeps the home cool and comfortable all summer long. Upstairs, you'll find three generously sized bedrooms, including a primary suite complete with its own 4-piece ensuite, offering a private retreat to unwind at the end of the day. The remaining bedrooms are perfect for kids, guests, or additional office space. The fully finished basement expands your living options even further with a versatile rec room that's perfect for movie nights, a fitness area, or additional play space. But what truly sets this home apart is its location. Just a short walk to the lake, you'll enjoy private community access to swimming in the summer, skating in the winter, fishing, boating, and a beach that becomes the heart of family life. Arbour Lake also offers highly rated schools, nearby playgrounds, and quick access to Crowfoot's restaurants, shopping, C-Train, and every amenity you could need. If you've been searching for a move-in-ready home in a family-first community with year-round recreation at your doorstep, this could be the one!