



GRASSROOTS
REALTY GROUP

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154 Arbour Crest Circle NW
Calgary, Alberta

MLS # A2277594



\$619,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,315 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Rectangular Lot, Street Lighting		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Storage		

Inclusions: Moveable Kitchen island, Garage door controls. Security alarm hardware in as is condition as current owner has never used it.

Your opportunity to own your own detached family home in the highly sought after community of Arbour Lake. This well-maintained home with many recent updates features large bright rooms, an east facing covered front veranda for those warm summer evenings, sheltered from the wind. The main level offers a large living room with bay window and a combined kitchen/dining area that offers flexibility for larger gatherings. The laundry is conveniently located in the 2-piece powder room on the main level. Step out to the rear sunny west yard and enjoy a BBQ on the paving stone patio while the children play in the spacious yard. On the upper level, the primary bedroom has a 3-piece en suite and a large closet with organizers. Two additional good-sized bedrooms and a completely new updated 4-piece main bath complete this level. The partially finished lower level features a large recreation/games/flex room. There is significant opportunity for additional space development in the unfinished storage/utility room. Significant updates to this great home since 2017 include all new kitchen appliances, new roof (approximately 2021), High efficiency furnace (2019), hot water tank (2020), wide slat Venetian blinds, rear screen door, new 4-piece main bath, and newly painted interior walls. Located on a large rectangular lot with a 9.15 meter frontage and a double detached garage, there is ample parking space and a large back yard for the kids, gardening and BBQ's. You have access to the lake with clubhouse, recreation and activity programs, swimming, catch and release fishing, paddle boating, ice skating and hockey. This is a one of a kind community in Northwest Calgary, close to schools, playground, walking and bicycle paths. Easy access to Crowfoot Centre shopping and services, Foothills Medical Centre, Children's Hospital, Olympic Skating Oval, skiing and events at Canada Olympic

Park, U of C, SAIT, McMahon Stadium, the Stoney Trail Ring Road and west to the mountains. You owe it to yourself to view this property.