



**40 Arbour Crest Drive NW
Calgary, Alberta**

MLS # A2282263



\$599,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,283 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, See Remarks		
Inclusions:	N/A		

OPEN HOUSE this SUN, Feb 1st at 2-4PM Watch your kids walk to school! Situated directly opposite to Arbour Lake School. This Renovated 3-bedroom, 2.5-bathroom home spans 1,283 sq.ft., features a insulated double detached garage with back lane access, and has been thoughtfully updated with tons of upgrades. Step inside to the main level and be greeted by a bright and spacious Living room with a large window and brand-new vinyl plank flooring throughout the main and upper levels. The Kitchen boasts a sunny East-facing Dining area and flows seamlessly to a fully fenced backyard with a large deck—perfect for summer entertaining. The main floor also includes a 2-piece bathroom with convenient main-floor laundry. On the upper level, the Primary bedroom offers a generous closet and a 3-piece ensuite with a window, while two additional bedrooms share a 4-piece bath. The basement is unfinished, offering unlimited potential to create the space you've always wanted. The home has been thoughtfully upgraded by the owner, including brand-new vinyl plank flooring throughout, fresh paint, new knockdown ceilings, updated light fixtures, three new toilets, new baseboards, and a new hot water tank. No Poly B piping, giving you peace of mind. Enjoy the best of outdoor living with a short walk to the lake. Located in a prime NW Calgary community, just steps from the lake, this home offers easy access to Crowfoot Crossing, C-Train station, YMCA, grocery stores, restaurants, parks, and all everyday conveniences. With its extensive upgrades, double detached garage, and move-in ready condition, this residence is designed for comfort, lifestyle, and enjoyment.