



**905 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2283151



\$635,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,409 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		
Inclusions:	TV Mount in living room		

Beautiful 4 bedroom family home with MOUNTAIN VIEWS in the desirable neighbourhood of Arbour Lake with easy access to the lake, schools, Crowfoot Shopping Centre, CTrain, YMCA & Rec facility! Offering over 1900 sq ft of developed living space, this home welcomes you into a spacious living room perfect for relaxing and entertaining. The large eat-in kitchen features a corner pantry, lots of cabinet space and stainless steel appliances. Sliding doors lead you out to the landscaped, fenced backyard with wooden deck, oversized double garage - complete with 220V power, & RV parking pad. Wiring has also been completed for your future hot tub! Upstairs is your master bedroom with 4-pc ensuite, plus additional bedrooms & main 4-pc bath. The lower level is finished with an additional bedroom, rec room & laundry room.