



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2283151**



**\$635,000**

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

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**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.