



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

MLS # A2288846



\$595,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,275 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, Rectangular		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this thoughtfully updated 2-storey detached home in the sought-after lake community of Arbour Lake—a perfect place for a growing family to settle in and create lasting memories. With 3 bedrooms and 1.5 bathrooms, this home combines comfort, functionality, and an unbeatable location with Lake access. Step inside to a bright and welcoming main floor, where large windows fill the living and dining areas with natural light. Major renovations were done in August 2023. The fully renovated kitchen features new appliances, modern finishes, new cabinetry, countertops, and stylish lighting—designed to make both everyday meals and weekend gatherings effortless. New vinyl plank flooring, carpet, paint, lighting, and refreshed bathrooms complete the transformation, along with a new roof on both the house and garage, giving peace of mind for years to come. A convenient main-floor half bath adds everyday practicality. Upstairs, you’ll find three well-sized bedrooms, including a spacious primary retreat with a walk-in closet. Full-size bathroom with double sink vanity is spacious and easily accessible from all rooms. Whether it’s room for the kids, a home office, or guest space, this layout adapts to your family’s needs. Step outside to enjoy your private two-level deck, perfect for summer BBQs and evening relaxation. The low-maintenance yard, mature trees in the front, and an oversized double detached garage (25x23) with back lane access provide both space and convenience. Stay cool all summer long with the new Air Conditioning unit installed in May 2024. Located just minutes from schools, parks, playgrounds, the library, Crowfoot Plaza, restaurants, the LRT station, and Arbour Lake’s private lake access, this home offers true lifestyle convenience. With a bus stop right outside the house, quick

access to Stoney Trail, Crowchild Trail, and Highway 1, commuting downtown or escaping to the mountains is effortless. Move-in ready, beautifully renovated, and set in one of NW Calgary's most established communities—this is a home your family will love from day one. Book your private showing today.