



**214 Arbour Crest Road NW  
Calgary, Alberta**

**MLS # A2290745**



**\$759,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,742 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lake, Level, Rectangular Lot, Street Light		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Dry Bar, French Door, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Basement Fridge, Basement Freezer, BBQ		

Welcome to this beautifully upgraded walk-out home in the sought-after lake community of Arbour Lake, offering spectacular south-facing views of downtown Calgary, WinSport, and the Rocky Mountains. Located just a few doors from a park and open field, this home offers privacy, sunshine, and a quiet setting in a safe neighbourhood. The stone front exterior and extra-wide triple driveway create impressive curb appeal, complemented by a double attached garage with added storage and a new garage door. Inside, a bright open-concept main floor is designed for comfortable living and entertaining. The spacious living room features large windows and a tile-surround gas fireplace with mantle. The kitchen offers white cabinetry, stainless steel appliances, large island with breakfast bar, and a generous corner walk-in pantry. The dining area opens to the large upper deck, perfect for enjoying sun all day in the southwest-facing backyard and beautiful mountain views. The main floor also includes a mudroom and laundry area with shelving and storage, LG washer and dryer (2023), a 2-piece powder room, and durable tile flooring throughout. Upstairs, the layout separates the large bonus room from the bedrooms, creating an ideal space for a playroom, movie nights, or a home office. Three spacious bedrooms are located on the opposite side, all with generous closets and quality Berber carpeting. The primary suite features beautiful views, a large walk-in closet with barn doors and custom shelving, and a 4-piece ensuite with tile flooring and deep soaker tub with tile surround. The upper level also includes a 4-piece main bathroom with additional storage. The fully developed walk-out basement (completed with permits in 2021) adds exceptional versatility with a large recreation area featuring built-ins, storage closets, a dry bar with fridge and freezer, an additional bedroom with

oversized swing-out window, and a full 4-piece bathroom with vinyl plank flooring and deep soaker tub. A separate mudroom entrance with storage completes the space. Outside, enjoy multiple outdoor living areas, including a covered lower patio and updated upper Duradek by CalDeck (2020) with new glass railing and siding. The lower deck is wired for a full-size hot tub, and the BBQ on the upper deck is included. Recent upgrades include triple-pane UV-resistant windows and exterior doors (2023), interior paint (2024), main floor tile flooring (2023), ensuite renovation (2020), and furnace servicing (2024). Additional features include an air humidifier. Enjoy exclusive Arbour Lake access including year-round activities such as swimming, skating, and community events. Conveniently located near multiple schools, within walking distance to the lake and shopping plaza, with quick access to major routes. With 4 beds, 4 bathrooms, incredible views, extensive upgrades, and a bright south-facing walk-out lot, this home offers the perfect blend of comfort, lifestyle, and location.