



GRASSROOTS
REALTY GROUP

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39 Arbour Wood Close NW
Calgary, Alberta

MLS # A2291285



\$769,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,805 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Gentle Sloping, Interior Lot, Landscaped,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Skylight(s), Vinyl Windows		

Inclusions: Window coverings

This 4-bedroom, 3.5-bathroom family home is ideally located just one block from the lake, where residents enjoy swimming, fishing, boating, skating, and year-round community events. Walk to Crowfoot shopping, restaurants, YMCA, and LRT, with quick access to John Laurie Blvd, Nose Hill Drive, Crowchild Trail, and Stoney Trail for effortless commuting. Step inside to a spacious foyer leading to a traditional floor plan with vinyl plank flooring on the main level. The front living room flows into a bright dining area, while the east-facing kitchen shines with updated quartz countertops, breakfast bar, and stainless steel appliances. A sunny kitchen nook overlooks the backyard, and the cozy family room with gas fireplace is perfect for relaxing. A powder room and convenient laundry complete the main floor. Upstairs, the primary retreat features a 5 piece ensuite and walk-in closet. Two additional bedrooms and a 4-piece hall bath provide plenty of space for family. The fully finished basement includes a large rec room, flex space, a fourth bedroom, and a 3-piece bathroom with heated floors —ideal for guests or teens. Recent upgrades include: Triple-pane windows, High-efficiency furnace, Hot water tank, Newer refrigerator & Electric stove, Replacement of poly-b plumbing, and Class 2 shingles. Enjoy summer evenings in the private backyard with a low-maintenance composite deck and spacious lawn. This is your chance to live in one of NW Calgary's most sought-after lake communities—just steps to the water and minutes to everything you need!