



**194 Arbour Meadows Close NW
Calgary, Alberta**

MLS # A2296858



\$650,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,400 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: RING doorbell, NEST thermostat, TV bracket in rec room

Original owner of this perfectly lovely home in Northwest Calgary's only lake community…here on this quiet crescent in Arbour Lake. Only a few minutes to the lake & Crowfoot Centre, this fully finished two storey enjoys a total of 4 bedrooms & 3.5 bathrooms, upgraded laminate floors, South backyard with stamped concrete patio & wonderful open views of the mountains & Canada Olympic Park. You’ll just love the warm & inviting feel of the main floor with its spacious & roomy living room, oversized open concept dining room with bay window & sunny kitchen with walk-in pantry, centre island & stainless steel appliances. Head on upstairs to 3 bedrooms & 2 full bathrooms; the primary bedroom has a large walk-in closet & full ensuite with shower/tub combo. The lower level is finished with a terrific rec room area, 4th bedroom, another full bath & laundry with built-in cabinets & Kenmore washer & dryer. The South backyard is fully fenced & landscaped, complete with an awesome stamped concrete patio & access into your detached 2 car garage. Additional features include the covered wraparound front porch, new hot water tank in 2022, central vacuum system & new roof in 2021. The Arbour Lake Residents Club & the lake are just moments away…with its beaches, tennis courts & playground, & is the site of year-round community activities: fishing & boating, ice skating & more. Top-notch location within walking distance to bus stops, close to neighbourhood schools & the shopping, restaurants & LRT at Crowfoot Centre. And with its quick access to both Stoney & Crowchild Trails, you’re within easy reach of major retail centers & hospitals, University of Calgary, Shane Homes & Melcor YMCAs, golf courses & downtown.