



**37 Arbour Wood Place NW  
Calgary, Alberta**

**MLS # A2301530**



**\$729,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,760 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Rectangular Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Skylight(s)		

**Inclusions:** None

This well located walkout basement with a south facing backyard home in the Arbour Lake community in NW Calgary, a well-established lake neighbourhood. Just a short walk to the lake, where residents enjoy year-round activities including swimming, skating, fishing, boating, and community events. Crowfoot Centre, restaurants, shops, YMCA, and LRT access are all nearby, offering everyday convenience within minutes. The location also provides quick access to Crowchild Trail and Stoney Trail. Tucked away on a quiet, family-friendly cul-de-sac, the property offers added privacy and minimal traffic, creating a peaceful setting ideal for family living. Step inside to a spacious and welcoming foyer that opens into a bright main living area. The home offers a functional layout with both a front living room and an additional cozy family room featuring a fireplace with built-in cabinetry, creating a warm and comfortable space for relaxing or entertaining. Upstairs, the spacious primary bedroom features a private ensuite, offering a quiet retreat at the end of the day. Two additional well-sized bedrooms and a full bathroom provide ample space for family living. From the upper level, enjoy beautiful mountain views, bringing in a sense of openness and natural scenery. The finished basement adds valuable living space, ideal for a recreation room, home office, or guest area. Enjoy outdoor living with a private deck overlooking the sunny south-facing backyard, perfect for summer evenings, gatherings, and everyday enjoyment. Recent updates include a 2024 hot water tank. This is a great opportunity to own a well-located home in a sought-after lake community, close to everything you need while offering a quiet and comfortable lifestyle.