



**68 Arbour Wood Close NW
Calgary, Alberta**

MLS # A2303014



\$799,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,561 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, No Back Lane, See Remarks		

Heating:	Mid Efficiency	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Skylight(s), Walk-In Closet(s)		

Inclusions: 2nd small fridge in basement

Available for quick possession, this well-kept walkout bungalow in the highly sought-after lake community of Arbour Lake offers over 1,560 sq ft above grade with a fully developed walkout lower level. The bright, open-concept main floor features vaulted ceilings, large windows, hardwood flooring, and a cozy gas fireplace, along with an oak kitchen complete with tile floors and new stainless steel appliances that opens to a sunny balcony. There are 3 bedrooms and 2 full bathrooms on the main level, including a spacious primary suite with a walk-in closet and 4-piece ensuite with jetted tub, plus convenient main floor laundry. The walkout basement adds 2 large bedrooms, a full bathroom, a massive rec room, and a summer kitchen with a gas stove and pantry, offering excellent flexibility. Outside, enjoy a fenced backyard with patio, upper deck, and a double attached garage. Located on a quiet crescent within walking distance to schools and the lake, Arbour Lake is Northwest Calgary's only lake community, offering year-round amenities including swimming, skating, fishing, private beach access, and an active community association. Just minutes to Crowfoot Crossing, the LRT, schools, parks, and major roadways, this is a fantastic opportunity to own a well-cared-for home in one of NW Calgary's most desirable communities.