



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

MLS # A2150772



\$689,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,439 sq.ft.	Age:	1998 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Open Floorplan		

Inclusions: Window coverings

Welcome to this beautiful bi-level home located in the desirable community of Arbour Lake. This residence boasts 3 spacious bedrooms plus a den and 3 full bathrooms, offering ample space for comfortable living. The inviting living space features large, bright windows that flood the home with natural light. The cozy gas fireplace serves as a focal point, creating a warm ambiance perfect for relaxation or entertaining. The open-concept kitchen and dining area is a chef's delight with an abundance of cupboard space, a corner pantry, and a convenient sit-up breakfast bar. Stainless steel appliances add a modern touch to this functional space. The primary bedroom is a private retreat, complete with a luxurious 4-piece ensuite featuring a soaking tub and a walk-in closet. The additional bedroom is generously sized, providing comfort for family or guests. The basement is an entertainer's dream, featuring a large recreation room with a second gas fireplace and a bar area, perfect for hosting gatherings. The third bedroom and a 3-piece bathroom, along with a laundry room and den which could be used as a 4th bedroom are also located on this level, providing additional convenience and privacy. Enjoy the private backyard with a good-sized deck, ideal for outdoor dining and relaxation. The property includes a 2-car attached garage, providing secure and convenient parking.. Residents of Arbour Lake enjoy exclusive access to the lake, offering a variety of activities throughout the year. The home is also conveniently located close to shopping, restaurants, and numerous other amenities, ensuring you have everything you need within reach. Don't miss the opportunity to make this exceptional property your new home. Experience the best of Arbour Lake living in this charming bi-level home!