



GRASSROOTS
REALTY GROUP

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**1203, 928 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2154144



\$399,999

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,159 sq.ft.	Age:	2003 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, In Floor, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 622
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage, Vinyl Windows, Wired for Data		

Inclusions: None

Step into this enchanting 1158 sqft second-floor corner unit, where warmth radiates from the underfloor heating and sunlight dances through the panoramic windows. The kitchen, a culinary haven with plentiful cabinetry, expansive countertops, and a charming breakfast bar, flows seamlessly into a separate dining room. Picture-perfect views await from the spacious living room, leading to a delightful west-facing balcony overlooking the serene grounds and majestic mountains. The regal master suite boasts a walk-thru closet to a 3pc ensuite, while the versatile second bedroom/den treats you to breathtaking mountain vistas. With underground parking, a generous storage space, and access to a clubhouse offering a cozy fireplace lounge, two guest suites, and other desirable amenities, this exceptional retreat in the #1000 building beckons you to embrace the art of gracious retirement living. You are close to (but out of earshot) Crowchild, Stoney; and steps to a bus stop, LRT, and Crowfoot Crossing Mall. Membership to the Arbour Lake Resident Association adds an exclusive touch, providing access to the tranquil lake. You do not want to miss this one. Call today to view!