



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

MLS # A2160253



\$644,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,270 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lawn, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: None

Hurry, call your favorite Realtor to view this gem in Arbour Lake. This home has been upgraded in all areas with new flooring, upgraded washrooms and kitchen cabinets. Unobstructed views of the Rocky Mountains and beautiful scenery is what you see from the kitchen area and bedrooms. No neighbours behind you. Functional great floor plan with an open kitchen and dining area leading to the sunny backyard and 20'x12' deck to enjoy the beautiful mountain views. Huge back yard.. Over sized double detached garage will park two vehicles easy. Main floor also features a large functional living room highlighted by a beautiful bay window. Three bedrooms up, including a huge master featuring a bright en-suite and big walk in closet. Basement developed with a family room wired for surround sound and a 2nd room suitable for an office and plenty of storage. Plumbing roughed-in for a washroom in the basement. Excellent opportunity to get into the only LAKE community in the North West with great schools, YMCA, bike paths and a pristine lake for fishing, swimming, ice skating, boating and kids beach area. Walking distance to Crowfoot Crossing Shopping Center and LRT. New Roof in 2021, New Hot water tank and the basement floor is fully insulated.