



**298 Arbour Crest Drive NW
Calgary, Alberta**

MLS # A2179599



\$800,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,857 sq.ft.	Age:	2001 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: N/A

Welcome to this stunning walk-out home with high ceilings and a suite basement, located in Arbour Lake—Calgary’s award-winning and only lake community in the NW. Thoughtfully upgraded in 2022, this home features a new roof (2021), SPC flooring on the main and upper floors (2022), new carpet, updated appliances, zebra blinds, modern lighting, storm doors, and fresh paint throughout(2022). This beautifully designed home boasts a spacious living room with high ceilings and large windows that fill the space with natural light. This beautiful home offers five generously sized bedrooms and four bathrooms, including a versatile main-floor bedroom that can serve as an office or guest room. You will also love the spacious kitchen and dining area, perfect for hosting or family gatherings. The second floor features three additional bedrooms, while the fully finished, independent walk-out basement suite includes its own bedroom, bathroom, and private living area. Enjoying the sunny, southeast-facing backyard completes the package. Conveniently located near amenities, public transportation, and shopping centers, this well-maintained, move-in-ready home offers the perfect combination of comfort and practicality.