520, 88 Arbour Lake Road NW
Calgary, Alberta

MLS # A2187569

$399,900

Division:	Arbour Lake
Type:	Residential/Low Rise (2-4 stories)
Style:	Low-Rise(1-4)

Size:	951 sq.ft.	**Age:**	2008 (17 yrs old)
Beds:	2	**Baths:**	2

Garage:	Assigned, Heated Garage, Parkade, Secured, Stall, Underground
Lot Size:	-
Lot Feat:	-

Heating:	In Floor	**Water:**	-
Floors:	Carpet, Ceramic Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 689
Basement:	-	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	M-C2
Foundation:	-	**Utilities:**	-

Features: Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: TV mount in living room.

Spacious top floor 2 bedroom, 2 full bath plus den unit with soaring ceilings that also includes 2 assigned parking stalls. The open and airy floor plan presents a spacious living room with vaulted ceiling and cozy feature fireplace. The kitchen is tastefully finished with granite counter tops, eating bar, plenty of storage (including pantry), stainless steel appliances and a casual dining area. The primary bedroom includes a walk-thru closet to a private 4 piece ensuite with a relaxing soaker tub and separate shower. A second spacious bedroom and 4 piece bathroom are perfect for guests. Enjoy the bright den/office which is ideal for a home office set-up. Other notable features include in-suite laundry, a west facing balcony (with BBQ gas line), 2 assigned side-by-side parking stalls in the heated parkade, and an assigned storage locker. Building amenities feature a party/recreation room, fitness centre, bike storage and plenty of visitor parking in the secure underground parkade. Enjoy swimming and skating at the Northwest's only lake community with exclusive access to year-round activities. This location can’t be beat – steps from shopping & restaurants at Crowfoot Crossing, schools, public transit (including Crowfoot LRT station) and easy access to Crowchild & Stoney Trails.