

\$699,000 - 64 Arbour Glen Close Nw, Calgary

MLS® #A2115309

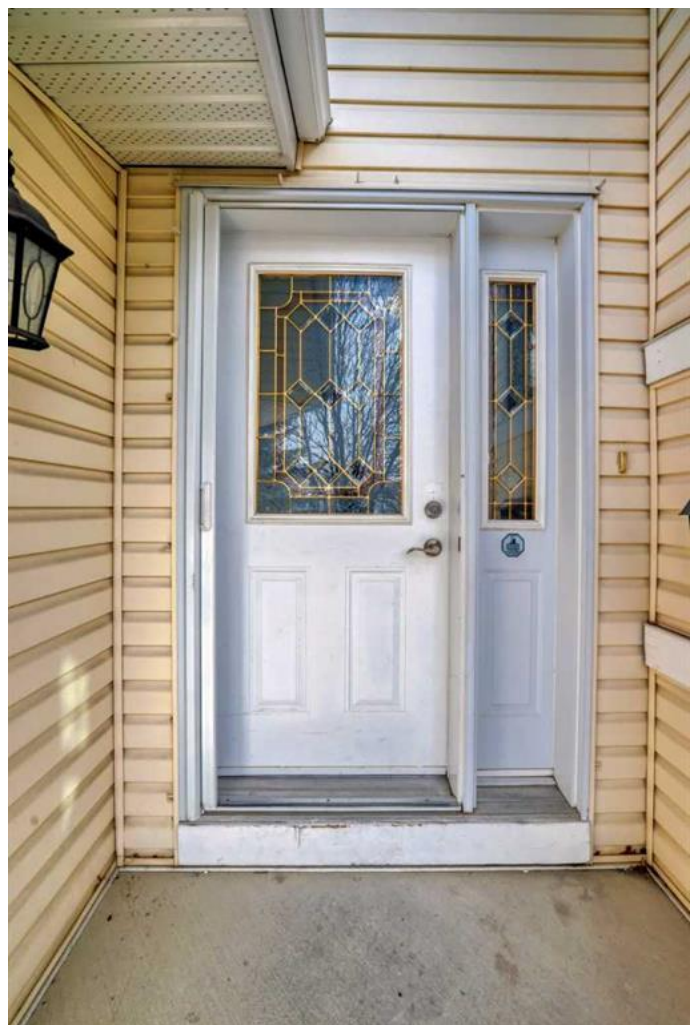
\$699,000

4 Bedroom, 3.00 Bathroom, 1,458 sqft

Residential on 0.12 Acres

Arbour Lake, Calgary, Alberta

Not-to-miss is this lovingly maintained 4 bedroom bi-level in Northwest Calgary's only lake community...welcome to Arbour Lake! Beautifully updated & fully finished home featuring hardwood floors & vaulted ceilings, 2 gas fireplaces, sleek designer kitchen with quartz countertops & improvements include roof, vinyl plank flooring & almost all (95%) of the polyB taken out. Wonderful open concept living/dining room with vaulted ceilings & hardwood floors, with a 3-sided gas fireplace to keep you warm on those cold winter nights. Renovated in 2020, the eat-in kitchen has a white tile backsplash & quartz counters, LED undercabinet lighting, undermount sink & large walk-in pantry. Two bedrooms on the main floor which includes the oversized master with walk-in closet & ensuite with jetted tub & separate shower. Two more bedrooms are in the finished walkup level - complete with in-floor heating, another full bath with shower, storage room - which would make a great home office or another bedroom, rec room area with access to the backyard (which is also wired for a hot tub) & cozy family room with gas fireplace & pine ceilings/walls. Main floor laundry room with sink & built-in cabinets. In addition to the new roof in 2013 & vinyl plank floors in 2020-2021, most of the light fixtures were replaced in 2020, new hot water tank (2021), updated bathrooms, electrical switches & outlets, hardwood (2014) & new deck (2020) in the backyard. Also, a new air conditioner (2023), and the new floor in the



basement. (2023), Automatic irrigation system(2023), fence (2023), and curb in the yard (2023). Only a short stroll to Arbour Glen Park & playground, walking distance to bus stops & only minutes the lake, neighborhood schools & all the amenities at Crowfoot Centre...library, theatres, restaurants, shopping, YMCA & LRT!

Built in 1997

Essential Information

MLS® #	A2115309
Price	\$699,000
Sold Price	\$730,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,458
Acres	0.12
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	64 Arbour Glen Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3Y6

Amenities

Amenities	Beach Access, Park, Picnic Area, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking, Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Washer, Window
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade



Exterior

Exterior Features	Other, Playground
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 19th, 2024
Date Sold	April 3rd, 2024
Days on Market	14
Zoning	R-C1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	First Place Realty
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