

\$649,900 - 151 Arbour Crest Drive Nw, Calgary

MLS® #A2116420

\$649,900

3 Bedroom, 3.00 Bathroom, 1,943 sqft

Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

Welcome to the spectacular community of Arbour Lake! This fully developed 2-story detached home offers lakeside living with downtown views. From the moment you step onto the property, you're greeted by a landscaped front yard. Upon entry, a foyer with floor-to-ceiling vaults over a front flex room creates an inviting and airy ambiance. The main floor boasts hardwood flooring throughout, showcasing a spacious living room and a cozy family room complete with a fireplace—the perfect spots for relaxation and gatherings. The open kitchen features oak cabinetry, a breakfast bar, and a corner pantry for effortless organization. Adjacent to the kitchen, the dining room offers ample space for hosting family meals and entertaining guests. A convenient 2-piece bathroom and a laundry room complete the main level. Ascending to the second floor, you'll find a bright bonus room with hardwood flooring and offering city views through its large window—creating a serene retreat for relaxation. The spacious primary bedroom features a 4-piece ensuite and a walk-in closet, providing a peaceful place to unwind. Two additional bedrooms and another 4-piece bathroom accommodate family and guests with ease. Notable updates include brand new carpet in all three bedrooms, a fridge installed in 2023, and a roof replacement in 2017. The fully developed basement, completed with all city permits, offers a recreational area and a den with laminated flooring—ideal for additional living



space or entertainment. Outdoor entertaining is effortless with the west-facing backyard, featuring a large deck (12'X16') perfect for BBQ gatherings, and a fully fenced yard providing privacy and security. And let's not forget about the lake, offering tennis courts, a sand beach, paddle boarding, boating, fishing, and winter activities like ice skating and hockey. Conveniently located steps away from public and catholic schools, parks, nearby walking and biking paths, the C-Train and Crowfoot shopping and easy access to the mountains, this home offers unmatched convenience and lifestyle amenities. Don't miss the opportunity to experience lakeside living—schedule a viewing today!

Built in 1998

Essential Information

MLS® #	A2116420
Price	\$649,900
Sold Price	\$680,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,943
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	151 Arbour Crest Drive Nw
Subdivision	Arbour Lake
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3G 4L2

Amenities

Amenities	Boating, Clubhouse, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached, Parking Pad

Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	March 29th, 2024
Days on Market	7
Zoning	R-C1N
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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