

\$600,000 - 28 Arbour Glen Green Nw, Calgary

MLS® #A2124467

\$600,000

3 Bedroom, 3.00 Bathroom, 1,662 sqft

Residential on 0.15 Acres

Arbour Lake, Calgary, Alberta

Phenomenal location for this spacious 2-story home on a corner lot at the start of a cul-de-sac, just around the corner from a playground and only a 15-minute walk to the lake! Schools are also within walking distance and just a 5-minute drive to Crowfoot Crossing and the LRT Station. Quick and easy access to Stoney Trail ensures smooth trips to the mountains, enhancing your outdoor adventure options. This charming lakeside community has it all—an extensive pathway system, fishing, boating, swimming, ice skating, and numerous other year-round activities at the lake, plus diverse shopping and fantastic restaurants nearby.

After all of that adventure, come home to a quiet sanctuary featuring a huge backyard with RV parking off a street, perfect for summer guests or as extra storage. This home, in need of some TLC, presents an incredible opportunity to transform it into your dream property. Recent upgrades include a new hot water tank, a new water softener, a newer roof, and roughed-in systems for air ventilation and central vacuum. Grand vaulted ceilings and an abundance of natural light add an airy ambiance to the main floor. The bright and open dining and living rooms are divided by a double-sided fireplace, perfect for creating a warm atmosphere while entertaining or unwinding.

The expansive kitchen boasts ample cabinet



space, a built-in tech desk, extra windows, a pantry, and a breakfast nook that leads out to the SOUTH-FACING BACKYARD for a seamless indoor/outdoor lifestyle. The laundry room, cleverly separated from the kitchen by a pocket door, includes a sink and storage, adding functionality and privacy. A privately tucked-away powder room completes this level. A sunny skylight bathes the upper hallway in sunshine. Retreat at the end of the day to the primary bedroom, perfectly designed to include a large walk-in closet, a private south-facing balcony, and a full 4-piece ensuite. Two additional bedrooms and another full bathroom are also on this level.

A ton of additional, versatile space awaits your dream development in the generously sized 9-foot ceiling basement. Customize this home to your exact requirements, benefit from the huge lot with many options for modifications such as adding a greenhouse or a garden suite. Enjoy the spacious backyard, now so rare in Calgary’s newer areas. A handy side entrance to the OVERSIZED double attached garage is great for easily getting the lawn mower or snow shovel out. This home has so much potential with ample room for any growing family plus an unsurpassable location perfect for any active lifestyle, outdoor enthusiasts, or dog owners!

Built in 1994

Essential Information

MLS® #	A2124467
Price	\$600,000
Sold Price	\$668,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,662
Acres	0.15
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	28 Arbour Glen Green Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3Y8

Amenities

Amenities	Boating, Clubhouse, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Oversized

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Double Sided, Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 19th, 2024
Date Sold April 25th, 2024
Days on Market 6
Zoning R-C1
HOA Fees 262.50
HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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