

\$620,000 - 18 Arbour Crest Circle Nw, Calgary

MLS® #A2126883

\$620,000

4 Bedroom, 4.00 Bathroom, 1,467 sqft

Residential on 0.07 Acres

Arbour Lake, Calgary, Alberta

Don't wait! This exceptional 2-storey home boasts a rare main floor BONUS ROOM! From the moment you arrive, the great curb appeal captivates. Step inside to find a spacious Living Room adorned with gleaming HARDWOOD flooring, leading seamlessly into a generous KITCHEN featuring new countertops, light fixtures, and appliances. The sizable BONUS ROOM at the rear offers versatile use, perfect as a formal dining room. A convenient half bath is cleverly tucked away on the main floor.

Upstairs, enjoy the luxury of two newly updated bathrooms! The spacious MASTER BEDROOM awaits with its own ENSUITE BATH, complemented by 2 additional bedrooms and another FULL Bathroom, completing the upper level.

The fully finished basement expands your living space, offering an extra bedroom, den, family room, and yet another full bathroom! This home is move-in ready. Plus, benefit from the convenience of newer roof and siding installed several years ago.

With an OVERSIZED Double detached garage and ample space for the whole family, this home is nestled in the sought-after, family-friendly lake community of ARBOUR LAKE! Close to numerous amenities, the C-TRAIN, and just steps away from ARBOUR LAKE School, this property combines comfort with convenience. Don't miss your chance to make it yours!



Built in 1996

Essential Information

MLS® #	A2126883
Price	\$620,000
Sold Price	\$650,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,467
Acres	0.07
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	18 Arbour Crest Circle Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4A3

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 28th, 2024
Date Sold	May 9th, 2024
Days on Market	11
Zoning	R-C1N
HOA Fees	250.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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