

\$765,000 - 48 Arbour Crest Court Nw, Calgary

MLS® #A2128573

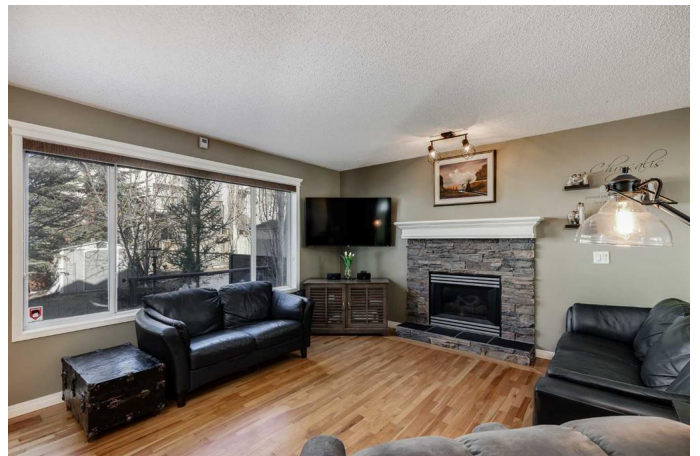
\$765,000

3 Bedroom, 3.00 Bathroom, 1,714 sqft

Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

Hello and Welcome to home nestled in the serene community of Arbour Lake! This two-storey Home offers the perfect blend of comfort, elegance, and functionality. Step inside and be greeted by over 2300 square feet of meticulously designed living space. With 3 bedrooms, 2.5 baths, and a charming 3-season sunroom, every corner of this home exudes warmth and tranquillity. The main level boasts a seamless flow between the living, dining, and kitchen areas, making it ideal for both casual family gatherings and entertaining. The kitchen is a chef's delight, featuring modern appliances, ample counter space, and sleek cabinetry. Escape to the second level, where you'll find the spacious bedrooms, including a luxurious master suite complete with a spa-like ensuite bath and walk-in closet and a large bonus room for family movie nights. Each room is thoughtfully designed to provide the utmost comfort. But the true gem of this home lies in its outdoor oasis. Step into the sunroom and bask in the beauty of nature year-round, or venture outside to the landscaped backyard, perfect for summer BBQs and al fresco dining. As if that weren't enough, this home also offers exclusive access to Arbour Lake (\$262.50 yearly fee), where you can enjoy various water and recreational activities. Recent updates and complete air conditioning ensure that this home is stunning and equipped with modern conveniences for effortless living. Don't miss your chance to own this piece of paradise in



one of Calgary's most sought-after
neighbourhoods. Schedule your private
viewing today!

Built in 1999

Essential Information

MLS® #	A2128573
Price	\$765,000
Sold Price	\$755,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,714
Acres	0.11
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	48 Arbour Crest Court Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3W6

Amenities

Amenities	Beach Access, Park
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

	Control(s), Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	June 14th, 2024
Days on Market	43
Zoning	R-C1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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