

\$735,000 - 48 Arbour Lake Way Nw, Calgary

MLS® #A2138205

\$735,000

5 Bedroom, 3.00 Bathroom, 1,401 sqft

Residential on 0.12 Acres

Arbour Lake, Calgary, Alberta

Welcome to this meticulously maintained Fully Finished Bi-Level Home nestled in the sought-after lake community.

| Boasting 5 Bedrooms + 2 optional Bedrooms, 3 Baths, and 2,750 sq. ft. of luxurious living space

| Enjoy abundant natural light with a Sunny South Front Exposure

| Impressive 13'4" high ceiling in the Foyer and 9' ceilings on the Main Floor

| Revel in the elegance of Quartz Countertops adorning both Kitchen and Bathrooms

| Benefit from the convenience of a Tankless Water Heater

| Double Attached Garage with Insulation

| Convenient access to Bus stops just steps away from your front door.

This 5-bedroom Bi-level is perfect for your growing family, or Live Up Rent Down!! This beautifully maintained home offers you lots of Living Space. The Main Floor boasts a 9 ft ceiling, a Living and Dining Room with lots of natural sunlight, and a wood-burning fireplace in the Living Room. Spacious Kitchen with upgraded Stainless Steel appliances, ample space for Eating Nook, and French patio doors leading to the backyard and deck. Connecting to the kitchen you can access a Flex room that you can use as a Family Room or your home office. Master Bedroom with full bath ensuite and walk-in closet, Second bedroom and full bath complete the main level. The lower Level can be used as a separate living space for



your immediate family or rented out to help with mortgage payments. One large Rec room, second kitchen with laundry facilities. 3 bedrooms and one full bath to complete this level.

Escape to the fully fenced and meticulously landscaped backyard, your private sanctuary from the outside world. Here, you'll find a 2nd deck, mature trees, shrubs, flower beds, and a stone walkway leading to the front yard, a large size outdoor storage Shed under the Deck can fit a small boat, motorbike, or bicycles.

Conveniently located steps from the bus stop and offering quick and easy access to Crowfoot Centre, YMCA, and the Crowfoot C-train station, this home offers both comfort and convenience in a desirable community.

Built in 1992

Essential Information

MLS® #	A2138205
Price	\$735,000
Sold Price	\$728,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,401
Acres	0.12
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	48 Arbour Lake Way Nw
Subdivision	Arbour Lake
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3G 3V8

Amenities

Amenities	Playground
Parking Spaces	2
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Built-in Features, French Door, High Ceilings, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	June 5th, 2024
Date Sold	July 17th, 2024
Days on Market	42
Zoning	R-C1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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