\$675,000 - 52 Arbour Crest Drive Nw, Calgary

MLS® #A2138594

\$675,000

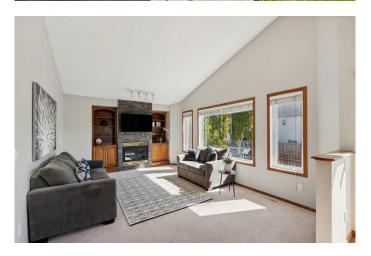
4 Bedroom, 3.00 Bathroom, 1,227 sqft Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

OPEN HOUSES Saturday June 15 & Sunday June 16th 1 pm - 3 pm. Welcome to this stunning bungalow on a corner lot in the highly coveted community of Arbour Lake! Step into the main level to discover an open-concept space featuring vaulted ceilings, ample east-facing windows that provide plenty of natural light, a skylight and hardwood floors. The kitchen boasts a new stainless steel fridge and oven, a double sink, a spacious pantry, an eating nook, and lots of counter and cabinet space. The living room features a beautiful stone gas fireplace with built-in shelving. The dining area leads onto the two-level composite deck to the east-facing backyard, backing onto a paved laneway. The primary bedroom features a walk-in closet and a full bathroom. An additional bedroom with a vaulted ceiling and full bathroom are on the main level as well. Completing the main floor is a laundry room leading into the double attached garage and a spacious entryway with ample closet space. The downstairs boasts high ceilings and has a very spacious recreation/living area complete with a wet bar. In addition, you will find two bedrooms and a full bathroom in the basement. The community of Arbour Lake is highly desired for the right reasons. The lake features a clubhouse, boating, paddle boarding, and fishing in the summer months, and skating during the winter months. You will also find playgrounds, tennis courts, and walking and biking paths throughout the community. Arbour Lake is home to three







different schools, a natural grocery store, daycare, and other services. In under 5 minutes, you will find yourself at Crowfoot Centre which has ample shopping and restaurants, a C-Train station, as well as the Crowfoot Library and Crowfoot YMCA. Arbour Lake is bordered by major routes such as Crowchild Trail, Stoney Trail, John Laurie Boulevard, and Country Hills Boulevard, which makes commuting a breeze. Don't miss out on this incredible opportunity to call this home!

Built in 1997

Essential Information

MLS® # A2138594
Price \$675,000
Sold Price \$680,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,227

Acres 0.11

Year Built 1997

Type Residential
Sub-Type Detached
Style Bungalow

Status Sold

Community Information

Address 52 Arbour Crest Drive Nw

Subdivision Arbour Lake

City Calgary
County Calgary
Province Alberta
Postal Code T3G4H3

Amenities

Amenities Beach Access, Boating, Clubhouse, Playground

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features Built-in Features, High Ceilings, No Animal Home, No Smoking Home,

Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Back Lane, Back Yard, Corner Lot

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 13th, 2024 Date Sold June 19th, 2024

Days on Market 6

Zoning R-C1N HOA Fees 262.50 HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Real Estate (Central)

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