

\$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
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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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