

\$790,000 - 204 Arbour Crest Drive Nw, Calgary

MLS® #A2143262

\$790,000

4 Bedroom, 4.00 Bathroom, 2,231 sqft

Residential on 0.15 Acres

Arbour Lake, Calgary, Alberta

Exceptional, well-cared for family home available for purchase in Arbour Lake. This property has been maintained with attentive detail by its original owners. Situated on a pie lot (big for the community at over 6,600 sq. ft.) this property offers expansive City views, a pleasant green space directly behind and new community playground just a few steps away. The home itself is also spacious, boasting over 2,230 sq. ft. above grade, plus a fully-developed walkout lower level. Be welcomed inside by an elegant living room, lovely for some quiet time in front of a book or a warm conversation over coffee. The main floor is majestic, gently separating the dining room with the family room via an open dividing wall, designed with graceful arch and classic pillars. The maple hardwood floors throughout are in excellent condition, consistent with the rest of the home. The kitchen area is generous, allowing for tasty creations using its gas stove, granite countertops and timeless cabinetry. The inviting family room w/fireplace offers distant and epic views of the community and nearby playground. Just adjacent, you'll find one of the only sunrooms in Arbour Lake. South-facing, this is a particularly amazing space to have in the winter, a retreat where you can soak in your daily dose of Vitamin D and bask in the sun's warmth. Heading upstairs, the home offers 3 large bedrooms, 4pc bathroom plus the master w/ensuite where you can enjoy beautiful views of downtown Calgary, Canada Olympic Park and the Rocky



Mountains. The lower level is a fully developed walkout. The massive "rec room" has new carpet, fireplace and a concrete patio just out back, for all your BBQ'ing needs. The large utility room (with Rinnai tankless hot water tank) is clean and organized, ready for your laundry and storage needs. For added comfort and security, this property includes A/C, no poly-B plumbing and an alarm system.

Arbour Lake truly has everything you need to live a fruitful life: schools, community lake, parks, general space and quick access to Crowchild Trail. You're also a hop, skip and a jump from Crowfoot Crossing, where you'll find retail, theater, home hardware, pharmacy and much more! There's even an Amaranth and Community Natural Foods in the area. This is a fantastic home, on a great lot, in a wonderful community. Come have a look and imagine this being your home!

Built in 1999

Essential Information

MLS® #	A2143262
Price	\$790,000
Sold Price	\$840,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,231
Acres	0.15
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	204 Arbour Crest Drive Nw
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Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4S1

Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Gentle Sloping, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2024
Date Sold	July 19th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	262.50

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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