

\$699,900 - 45 Arbour Wood Place Nw, Calgary

MLS® #A2145065

\$699,900

4 Bedroom, 4.00 Bathroom, 1,800 sqft

Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

Watch your kids walk to school! Welcome to this 2 storey Walk-Out Family Home with 2,535 square feet living space in the desirable Arbour Lake! 3+1 Bedrooms, 3.5 Bath Great Home for Growing Family!

Freshly painted throughout, Brand New Vinyl Plank flooring in Living and Dining Room. Main Floor Den is perfect for your home office. The large Living Room welcomes you with a good amount of natural light streaming through the south west facing windows, built-in bookcase and a gas fireplace, while the adjacent Dining Room offers you good space to host a nice family gathering and a sliding patio door to your deck. The well-appointed Kitchen offers Granite countertops, and stainless steel appliances with luxury Miele dishwasher and Decor gas stove. This level completes with a half bath accompanied with laundry.

The second floor offers a total of 3 bedrooms including the spacious Master Bedroom with good sized walk-in-closet, private balcony and a 5pc ensuite bath with skylight above, jetted tub, and standing shower. 2 other good sized bedrooms with a walk-in-closet, with a 4pc bath with skylight above.

Going down to the fully finished Walk-out basement, you have the spacious Recreation Room, a large 4th bedroom, and a full bath. Walk out through the Recreation Room, you



are welcomed by the fenced and landscaped backyard with trees and the brick paving patio.

Five minutes walk to St. Ambrose School. And also close to Arbour Lake School, Robert Thirsk High School, St. Maria Goretti School, Parks, Playgrounds, YMCA and many more amenities! Walking distance to the Lake, enjoy all the Beach and boating in the Summer. Close to Crowfoot Shopping Centre and C-train station. Easy access to Stoney Trail. Donâ€™t miss this gem!

Built in 1997

Essential Information

MLS® #	A2145065
Price	\$699,900
Sold Price	\$780,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,800
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	45 Arbour Wood Place Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4A7

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Bookcases, French Door, Granite Counters, Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Asphalt, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2024
Date Sold	July 2nd, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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