

\$649,990 - 118 Arbour Crest Circle Nw, Calgary

MLS® #A2147180

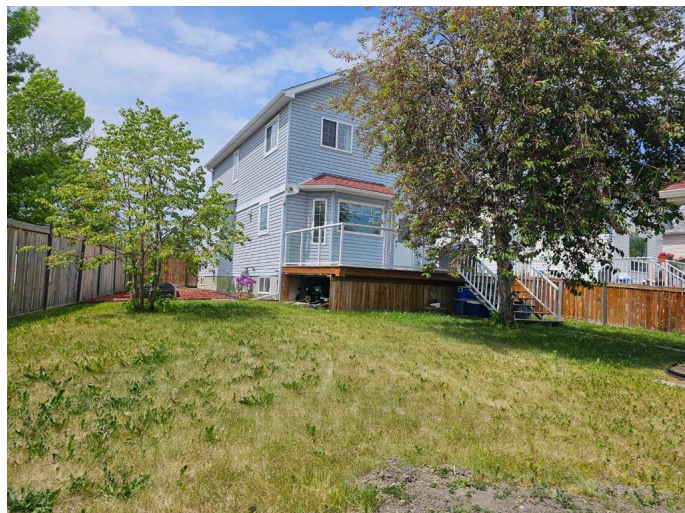
\$649,990

5 Bedroom, 4.00 Bathroom, 1,340 sqft

Residential on 0.12 Acres

Arbour Lake, Calgary, Alberta

Seller is very motivated to sell now that the school term is over! The most affordable detached single family home with huge garage at very desirable community of Arbour Lake NW. This lovely home is one of the largest lots on the street! Rare 5 bedroom home is perfectly laid out for a growing family. A west-facing bay window and a gas fireplace perfect for cozying up to watch the sunset in the front room. The kitchen is warm and spacious with butcher block counters, subway tiles, a farmhouse sink and wood island create a cozy cottage vibe. A full pantry is a bonus. The powder room and laundry located next to the kitchen make multi-tasking a breeze. Upstairs, a large master includes a walk-in closet, and an ensuite bathroom. Two more bedrooms and a bathroom complete the level. The newly updated finished basement is bright and cozy, with 2 additional bedrooms with excellent sized windows, and a gas fireplace in a family room to cozy up and watch your favourite movies with the family. A large bathroom with plenty of space complete the basement. A/C unit provide comfort during the hot summer spells. Outside, a massive low-maintenance composite deck, and massive back yard are perfect for summer BBQs and entertaining. An oversized extra high ceiling insulated and has heated garage can accommodate large trucks and cars, with space enough in the yard to park an RV or boat. Arbour Lake includes recreational lake privileges, and annual community events.



Nearby Crowfoot offers all amenities and a Ctrain station. Across the road is a Catholic school (grades 3 to 9), Arbour Lake school, Amarynth Community Grocery store is around the corner, and tennis courts, pickle ball, playgrounds, fishing, swimming, skating and boating are offered at the lake, and community centre are within steps, and access to major roads gets your downtown or out of town easily! Just replaced the hot water tank that would last for the next 15 years at least. Seller disclosed that about 90% of plumbing small pipes are Poly B but they never had any leak .

Built in 1996

Essential Information

MLS® #	A2147180
Price	\$649,990
Sold Price	\$642,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,340
Acres	0.12
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	118 Arbour Crest Circle Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4H1

Amenities

Amenities	Beach Access, Boating, Clubhouse, Park
Parking Spaces	4
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	No Animal Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Garden, Irregular Lot, Other
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 5th, 2024
Date Sold	August 1st, 2024
Days on Market	27
Zoning	R-C1N
HOA Fees	262.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.