

# \$644,900 - 99 Arbour Meadows Close Nw, Calgary

MLS® #A2160253

**\$644,900**

3 Bedroom, 3.00 Bathroom, 1,270 sqft

Residential on 0.09 Acres

Arbour Lake, Calgary, Alberta

Hurry, call your favorite Realtor to view this gem in Arbour Lake. This home has been upgraded in all areas with new flooring, upgraded washrooms and kitchen cabinets. Unobstructed views of the Rocky Mountains and beautiful scenery is what you see from the kitchen area and bedrooms. No neighbours behind you. Functional great floor plan with an open kitchen and dining area leading to the sunny backyard and 20'x12' deck to enjoy the beautiful mountain views. Huge back yard.. Over sized double detached garage will park two vehicles easy. Main floor also features a large functional living room highlighted by a beautiful bay window. Three bedrooms up, including a huge master featuring a bright en-suite and big walk in closet. Basement developed with a family room wired for surround sound and a 2nd room suitable for an office and plenty of storage. Plumbing roughed-in for a washroom in the basement. Excellent opportunity to get into the only LAKE community in the North West with great schools, YMCA, bike paths and a pristine lake for fishing, swimming, ice skating, boating and kids beach area. Walking distance to Crowfoot Crossing Shopping Center and LRT. New Roof in 2021, New Hot water tank and the basement floor is fully insulated.

Built in 2001

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2160253    |
| Price          | \$644,900   |
| Sold Price     | \$630,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,270       |
| Acres          | 0.09        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 99 Arbour Meadows Close Nw |
| Subdivision | Arbour Lake                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3G5J4                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Beach Access           |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows   |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | None                                                                                        |
| Has Basement      | Yes                                                                                         |
| Basement          | Finished, Full                                                                              |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | Barbecue, Garden, Private Yard, RV Hookup                                                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lawn, Landscaped, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                           |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding                                                                     |
| Foundation        | Poured Concrete                                                                                           |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | August 26th, 2024    |
| Date Sold      | September 11th, 2024 |
| Days on Market | 16                   |
| Zoning         | R-C1N                |
| HOA Fees       | 262.50               |
| HOA Fees Freq. | ANN                  |

**Listing Details**

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

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