

\$629,000 - 91 Arbour Meadows Close Nw, Calgary

MLS® #A2170741

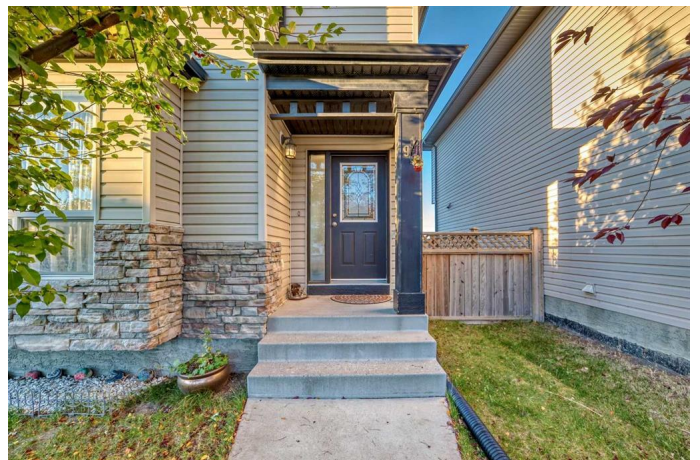
\$629,000

4 Bedroom, 3.00 Bathroom, 1,381 sqft

Residential on 0.09 Acres

Arbour Lake, Calgary, Alberta

Welcome to the beautiful private lake community of Arbour Lake! This immaculate home has four bedrooms, two-and-a-half bathrooms, and a Private office room. The Home features hardwood floors, Panoramic Mountain Views, a finished basement, and an oversized double garage. This location offers all the perks of city living while also having a quick and convenient getaway to the mountains. This home has been upgraded in all areas with new flooring, upgraded washrooms and kitchen cabinets and New Roof in 2021, a New Hot water tank and the basement floor is fully insulated. The 2023 Upgraded Garage Door and Kitchen and Bathroom have Premium Granite countertops and backsplash Tiles. 2024 replaced the main floor bathroom sink and cabinet. Finished Basement heating system redesigned and upgraded, and added private office room. Unobstructed views of the Rocky Mountains and beautiful scenery are what you see from the kitchen area and bedroom neighbours behind you. Functional great floor plan with an open kitchen and dining area leading to the sunny backyard deck to enjoy the beautiful mountain views. The oversized double detached garage will park two vehicles easily. The 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. The basement was developed with a family room wired for surround sound



and good size 4th bedroom, and 5th room suitable for an office and plenty of storage. Excellent opportunity to get into the only LAKE community in the North West with great schools, a 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.

Built in 2001

Essential Information

MLS® #	A2170741
Price	\$629,000
Sold Price	\$640,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,381
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	91 Arbour Meadows Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5J4

Amenities

Amenities	Beach Access
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Views
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2024
Date Sold	October 11th, 2024
Days on Market	6
Zoning	R-CG
HOA Fees	275.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Seller Direct Real Estate
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