

# \$709,900 - 145 Arbour Crest Heights Nw, Calgary

MLS® #A2175462

**\$709,900**

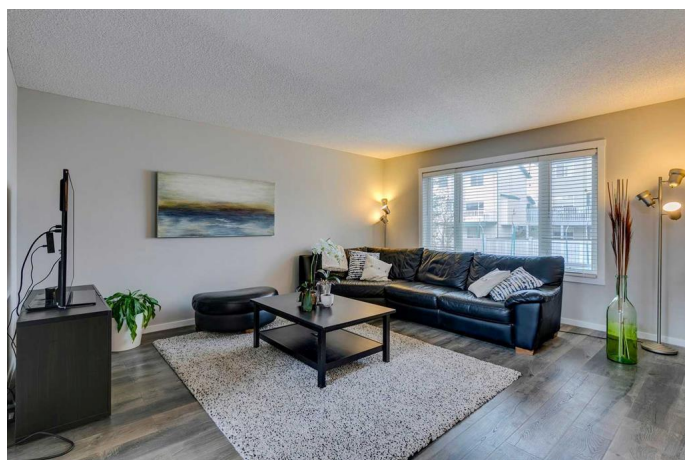
3 Bedroom, 4.00 Bathroom, 1,954 sqft

Residential on 0.12 Acres

Arbour Lake, Calgary, Alberta

Ideal house and area for the young growing family!! Updates in this home include laminate flooring on the main and upper levels, baseboard throughout, door casing throughout, quartz kitchen countertops, mosaic backsplash in the kitchen and freshly painted. When you first enter the home you will love how open and bright it is. There is a large living room ideal for having the family over on the holidays. Kitchen has great sight lines into the living room so you can keep an eye on the kids. There is an island, pantry, breakfast bar, stainless steel appliances, large eating area and tons of countertop working space. Huge bright bonus room with vaulted ceilings and the garage below in drywalled and insulated keeping this room warm. Three good size bedrooms upstairs and a 4pc main bath. The primary bedroom has a walk in closet, 5pc ensuite with 2 sinks, soaker tub and a free standing shower. Basement has a large family room with a snack kitchen area and a den with 2 windows. The basement ceiling has been insulated with rockwool for maximum sound proofing. Tons of storage and a great cool room for the Costco stuff. Large flat backyard ideal for a trampoline, two tiered deck with bench along the rail and THE HOT TUB STAYS!! Located on a quiet street with tons of kids. Easy walk to the lake in the summer with all its common area amenities.

Built in 2001



## Essential Information

MLS® #	A2175462
Price	\$709,900
Sold Price	\$715,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,954
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

## Community Information

Address	145 Arbour Crest Heights Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5A4

## Amenities

Amenities	Playground, Beach Access, Boating, Clubhouse
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, Concrete Driveway, Front Drive

## Interior

Interior Features	Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Breakfast Bar, Double Vanity, Jetted Tub, Soaking Tub
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Bar Fridge
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Interior Lot
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 29th, 2024
Date Sold	November 8th, 2024
Days on Market	10
Zoning	R-CG
HOA Fees	262.50
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	MaxWell Capital Realty
----------------	------------------------

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.