

\$689,000 - 71 Arbour Wood Close Nw, Calgary

MLS® #A2240666

\$689,000

3 Bedroom, 3.00 Bathroom, 1,195 sqft

Single Family on 0.11 Acres

Arbour Lake, Calgary, Alberta

Impressive curb appeal and AWESOME location with this 3 bedroom, nearly 2,300 sq ft, Bungalow in Arbour Lake! The roof, siding, high-efficiency furnace and hot water tank, and full replacement of virtually all Poly-B water lines have all been completed within the last several years. Inside, the Main floor boasts oak hardwood flooring throughout, impressive vaulted ceiling, and spacious living, dining and family room areas. The Kitchen features custom cabinetry, granite countertops, large central island and black appliances. The LARGE Primary Bedroom includes custom closet built-ins, and 4-piece ensuite spa bath with lavish, LARGE soaker tub with SHOWER and separate vanity. The fully developed Lower level includes two large bedrooms, each with custom built-ins, durable cork flooring, a large theatre/recreation room and wet-bar area. There's also a laundry room that shares space with the 3-piece basement bath, complete with a travertine walk-in shower. Outside, you'll love the HUGE pressure-treated wood deck with privacy louvers and plenty of space for Summer BBQ's and outdoor lounging. There are also beautiful flower beds, mature trees including fruit bearing trees, and backyard storage shed. An aluminum front porch also allows for low maintenance living. ALSO the double garage is fully equipped with an insulated door, 240V power, and built-in heating for year round use. Just a quick walk to year-round Lake access, including swimming, skating, fishing, a small



beach, Pickleball Courts, playground space and community events. And surrounded by great schools, Crowfoot shopping, LRT, parks, and major roads like Nose Hill Drive and Stoney Trail for easy access to the rest of Calgary or out West to the Rocky Mountains. This home is a great opportunity! (id:6289)

Built in 1995

Essential Information

Listing #	A2240666
Price	\$689,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,195
Acres	0.11
Year Built	1995
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	71 Arbour Wood Close Nw
Subdivision	Arbour Lake
City	Calgary
Province	Alberta
Postal Code	T3G4A8

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Window Coverings
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Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Fruit trees, Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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