



**37 Arbour Wood Place NW
Calgary, Alberta**

MLS # A2301530



\$729,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,760 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Skylight(s)		

Inclusions: None

This well located walkout basement with a south facing backyard home in the Arbour Lake community in NW Calgary, a well-established lake neighbourhood. Just a short walk to the lake, where residents enjoy year-round activities including swimming, skating, fishing, boating, and community events. Crowfoot Centre, restaurants, shops, YMCA, and LRT access are all nearby, offering everyday convenience within minutes. The location also provides quick access to Crowchild Trail and Stoney Trail. Tucked away on a quiet, family-friendly cul-de-sac, the property offers added privacy and minimal traffic, creating a peaceful setting ideal for family living. Step inside to a spacious and welcoming foyer that opens into a bright main living area. The home offers a functional layout with both a front living room and an additional cozy family room featuring a fireplace with built-in cabinetry, creating a warm and comfortable space for relaxing or entertaining. Upstairs, the spacious primary bedroom features a private ensuite, offering a quiet retreat at the end of the day. Two additional well-sized bedrooms and a full bathroom provide ample space for family living. From the upper level, enjoy beautiful mountain views, bringing in a sense of openness and natural scenery. The finished basement adds valuable living space, ideal for a recreation room, home office, or guest area. Enjoy outdoor living with a private deck overlooking the sunny south-facing backyard, perfect for summer evenings, gatherings, and everyday enjoyment. newer hot water tank. This is a great opportunity to own a well-located home in a sought-after lake community, close to everything you need while offering a quiet and comfortable lifestyle.