



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2116, 303 Arbour Crest Drive NW
Calgary, Alberta

MLS # A2302403



\$438,000

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,186 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Hot Water	Water:	-
Floors:	Laminate, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 696
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Garage Door Fob, Kitchen Cabinet Undermount Radio/CD Player

Let the sun shine in!! You've found the home that is bathed in an abundance of natural light that will lift your spirits. This corner unit offers 2 beds/2 baths on the main floor, featuring 2 patios, in an 18+ adult complex. One patio enjoys street-side activity perfect for bar-b-quing and socializing with neighbours, while the second patio provides a more peaceful experience overlooking the lush greenspace. The best of both experiences to choose from. You'll appreciate the convenience of a sidewalk off the driveway that leads directly to the patio doors of this unit as well. A rare feature in the complex that will benefit anyone with mobility issues. So many more advantages this unit offers to talk about...The open floor plan invites entertaining and conversation, with an ease for furniture placement due to no awkward baseboards to deal with. Two kitchen windows contribute to the light-filled experience, with one presenting a lovely view of the mountains. The thoughtfully designed kitchen offers an excellent capacity for more than one cook at a time. With more than ample counter top, cupboard and pantry space for storage. The primary bedroom is sizeable enough for a king size suite and includes a well sized walk in closet and 4 pc. ensuite. The 3 pc. bath off the main area adds convenience for guests, as does the second bedroom - also with a view of the mountains! In-suite laundry, a titled underground parking stall and an assigned 9'X5' storage locker in front of the parking stall round off the added value you'll find here. This very well managed complex creates a sense of community with the various amenities. Notably the games/community room with library, pool table, dart boards and a comfy meet-up area. All are located in bldg. 2. While bldg. 1 hosts a fitness room with sauna/change room & shower. A car wash bay is steps away from the parking stall. The landscaped courtyard

showcases a charming gazebo and lovely pond to enjoy. Easy access with a short drive to a multitude of shopping options, restaurants, and professional services. Arbour Lake hosts the only lake in the Northwest that you'll have priviledges to. Including the use and enjoyment of tennis courts. Within close proximity to the LRT Station travelling into the Downtown & University of Calgary, Crowchild & Stoney Trails, schools...Need I say more! You truly need to start your car and view this unit...