



**307 Arbour Crest Road NW
Calgary, Alberta**

MLS # A2311494



\$740,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,607 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home		

Inclusions: Gazebo, Storage Shed, TV Wall Mount in Living Area

This home offers 2,394 sq. ft. of developed living space with 5 bedrooms, a fully developed basement, and a private backyard backing directly onto greenspace in the sought-after lake community of Arbour Lake. The bright main floor features 9-ft ceilings, upgraded kitchen cabinetry, hardwood and ceramic flooring, and elegant glass staircase railings. Key updates include renovated upper-level bathrooms (2025), fresh paint throughout the home, hot water tank (2024), furnace (2014), and roof shingles replaced approximately 7 years ago. Additional highlights include central air conditioning, central vacuum, and year-round lake access. Ideally located close to schools, parks, shopping, and major routes.