



**GRASSROOTS**

REALTY GROUP

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**60 Arbour Crest Terrace NW  
Calgary, Alberta**

**MLS # A2315456**



**\$685,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,737 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped,		

<b>Heating:</b>	Forced Air, Natural Gas, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

**Inclusions:** Garden sheds

Open House Sunday June 7 3:30-5:30pm! Welcome to 60 Arbour Crest Terrace NW &mdash; a beautifully maintained family home tucked away on a quiet street in the highly sought-after lake community of Arbour Lake. Offering over 2,200 sq. ft. of developed living space, this exceptional property combines comfort, functionality, and an unbeatable location. Step inside to soaring ceilings and a bright, open-concept layout filled with natural light. The spacious main floor features a warm and inviting living room anchored by a cozy gas fireplace, creating the perfect space to relax or entertain. The thoughtfully designed kitchen offers stainless steel appliances, ample cabinetry, a large peninsula island, corner pantry, and seamless flow into the dining area with direct access to the expansive rear deck and fully fenced backyard that seems to go forever . Upstairs, you’ll find a generous primary retreat complete with a walk-through closet and private 4-piece en suite, along with two additional bedrooms, a full bathroom, and a large bonus room ideal for movie nights, a playroom, or home office space. The fully developed lower level adds incredible versatility with a spacious recreation room, additional bedroom/flex room, full bathroom, and plenty of storage. The home has had recent upgrades like all new windows and high efficiency furnace. Outside, enjoy the privacy of the landscaped yard backing onto open space with no direct neighbors behind. The oversized deck creates the perfect setting for summer BBQs and entertaining. Located just minutes from schools, parks, pathways, Crowfoot shopping, LRT access, YMCA, and major roadways, this home also includes coveted year-round lake access to Arbour Lake &mdash; offering swimming, fishing, skating, and endless family activities. This is the perfect opportunity to own a move-in ready home in one of

Calgary's most desirable northwest communities.