



**2309, 303 Arbour Crest Drive NW
Calgary, Alberta**

MLS # A2322563



\$448,000

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,120 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 629
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Siding	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		
Inclusions:	n/a		

Savor your morning coffee (or evening beverage) on your top floor balcony, taking in breathtaking views of parks, the river valley, and the majestic Rocky Mountains! Inside this spacious 1,120 square foot adult living condo, high ceilings allow extra windows creating an airy atmosphere that far outshines standard units. At the heart of the home is the kitchen with incredible cupboard & counter space, paired with an adaptable dining area that easily transitions from a quiet dinner for two to a family celebration for twelve! The master bedroom easily fits a king size bed with plenty of room for a quiet reading area, and both the ensuite bath and walk-thru closet are also oversized. The versatile second bedroom stands ready as your dedicated craft room, TV lounge, or home office, and it's conveniently located right next to a full second bathroom. For added peace and quiet, the enclosed in-suite laundry room is intelligently tucked away to keep noise and clutter out of your main living spaces. Year round comfort is a given thanks to radiant in-floor heating to keep your feet warm, and air conditioning to keep you cool. And if ever the on-site fitness gym, social room, and a courtyard gazebo by a peaceful pond aren't enough, Owners also enjoy full, exclusive access to a private community lake. There you'll enjoy walking paths, sandy beaches, swimming, boating, fishing, and winter skating. You have worked hard all your life; you deserve a lifestyle of elevated comfort, amazing amenities, security and maintenance-free living this exceptional home provides.