



GRASSROOTS
REALTY GROUP

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66 Arbour Wood Mews NW
Calgary, Alberta

MLS # A2328035



\$568,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,283 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Rectangular Lot, Street Lighting		

Heating:	Central	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions:	None
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Welcome to this beautifully updated 3 BEDROOM, 3.5 BATHROOM single-family home with a DOUBLE DETACHED GARAGE in the highly desirable LAKE COMMUNITY OF ARBOUR LAKE! Thoughtfully upgraded and move-in ready, this home offers the perfect blend of comfort, style, and convenience. The bright and functional main floor features NEW HARDWOOD AND TILE FLOORING (2022), a spacious living area, and a beautifully renovated kitchen complete with a NEW QUARTZ COUNTERTOP. Freshly painted throughout, including ALL INTERIOR WALLS, DOORS, WINDOW TRIMS, THE FRONT PORCH, AND THE COVERED REAR DECK, this home feels fresh and inviting from the moment you arrive. Upstairs, you'll find 3 GENEROUSLY SIZED BEDROOMS, including a stunning primary retreat featuring a VAULTED CEILING, a private ensuite, and ample closet space. An additional full bathroom completes the upper level. The PARTIALLY FINISHED BASEMENT already includes a FULL BATHROOM and offers flexible space for a recreation room, home office, gym, or future development to suit your family's needs. Major updates provide peace of mind, including a NEW FURNACE (2021), NEW WATER HEATER (NOVEMBER 2023), NEW EXTERIOR DOORS (2022), and ROOF SHINGLES REPLACED IN JUNE 2021, ensuring years of worry-free ownership. Step outside to enjoy the FULLY FENCED BACKYARD featuring a COVERED DECK, creating the perfect setting for year-round outdoor entertaining, family gatherings, or simply relaxing in your private outdoor space. The DOUBLE DETACHED GARAGE offers excellent parking and additional storage. As a resident of ARBOUR LAKE, you'll enjoy exclusive YEAR-ROUND LAKE PRIVILEGES, including SWIMMING, FISHING, KAYAKING, PADDLEBOARDING, SKATING, TENNIS

COURTS, COMMUNITY EVENTS, AND SCENIC WALKING PATHS. Ideally located close to schools, parks, playgrounds, Crowfoot Crossing shopping, restaurants, the YMCA, library, LRT station, and offering quick access to Crowchild Trail, Stoney Trail, and the Rocky Mountains. DON'T MISS THIS INCREDIBLE OPPORTUNITY TO OWN A BEAUTIFULLY UPDATED HOME IN ONE OF NW CALGARY'S MOST SOUGHT-AFTER LAKE COMMUNITIES!