



GRASSROOTS
REALTY GROUP

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2215, 303 Arbour Crest Drive NW
Calgary, Alberta

MLS # A2329471



\$429,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,145 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 642
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Set among mature trees and beautifully kept grounds, this spacious second-floor condo at The Chateaux at Arbour Lake offers 1,145 sq. ft. of comfortable living in an amenity-rich 18+ complex. Inside, the entry opens to a generous kitchen and dining area, where abundant oak cabinetry, extensive counter space, a central island and separate pantry provide excellent everyday function while remaining open to the rest of the home. The adjoining living room offers plenty of space to settle in and opens onto a large covered balcony overlooking the landscaped grounds. In-floor heating provides warmth underfoot, while ductless air conditioning, ceiling fans and interior shutters add comfort during the warmer months. Nearly 16 feet long, the primary bedroom easily accommodates a king-sized bed and includes a large walk-in closet and private four-piece ensuite. The second bedroom is well suited to guests, hobbies or a home office and is conveniently located near a three-piece bathroom with a walk-in shower. A separate in-suite laundry room provides extensive shelving and welcome storage, keeping utility and clutter away from the main living areas. A titled underground parking stall and separate storage locker are also included. The elevator-served complex offers secured and visitor parking, a fitness centre, party room, resident workshop and car-wash bay. Outside, walking paths wind through expansive lawns to a gazebo and landscaped pond with fountain. With Crowfoot shopping, CTrain service, schools, the library and recreation facilities nearby, along with quick access to major routes, this home combines the space and comfort of a larger residence with the convenience of condominium living. Click on the link to view the virtual tour!