



GRASSROOTS
REALTY GROUP

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122, 950 Arbour Lake Road NW
Calgary, Alberta

MLS # A2331782



\$299,999

Division:	Arbour Lake		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,290 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Outside, Owned, Paved, Plug-In, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 483
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

OPEN HOUSE SUNDAY AUGUST 2; 12:00PM - 2:00PM. Are you ready to move into Arbour Lake, where you can have lake privileges to NW Calgary's only private lake community? Step into this beautifully updated home that hosts just over 1900sqft over 3 floors in this highly sought after community. This townhome has a functional layout that has been refreshed with new paint, new baseboards and new window/door casings to the entire main floor and upstairs. Upon entry, you have a spacious living room, dedicated dining space, and a bright kitchen loaded with storage options. On the main level you will also find your half bathroom and laundry combination for ease and everyday convenience. The main floor has seen new laminate tile flooring throughout kitchen, entry ways and bathroom, with the addition of a new vanity and faucet on in the main bathroom. The kitchen saw a full refresh, including new paint, hardware and a new faucet. Upstairs you will find a large primary retreat with duel closets, and two equal sized secondary bedrooms - all bedrooms with new closet organizers. In the centre of it all is your newly updated 4-piece bathroom with new laminate flooring, updated vanity and new faucet. Door handles and lighting have also been updated through the home. The finished basement has space that can be used to your flexibility - a den that can be an office or extra bedroom space, and a recreation/bonus space that can be another family room, a home gym, a kids play area! The front deck can allow you to enjoy your mornings with the sunrise, and the back deck just off the kitchen can let you BBQ with ease. Get ready to start enjoying everything that Arbour Lake has to offer your life!