



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3137, 1010 Arbour Lake Road NW
Calgary, Alberta

MLS # A2335166



\$440,000

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,364 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 862
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this bright and spacious main-floor corner unit in the sought-after lake community of Arbour Lake. Offering over 1,300 sq. ft. of living space, this is one of the largest floor plans in the complex and features nine-foot ceilings, an open-concept layout, and an abundance of natural light. The inviting living room is surrounded by windows and features a cozy gas fireplace. The well-appointed maple kitchen offers generous cabinet and counter space, plus a large island with raised breakfast-bar seating for four. A spacious den with French doors provides the perfect setting for a home office, hobby room, or additional sitting area. The primary bedroom includes a walk-in closet and private ensuite with a soaker tub and separate shower. The generously sized second bedroom features sliding doors leading to a large private patio overlooking peaceful green space and city views, complete with a convenient gas BBQ outlet. Additional features include titled underground parking and a dedicated storage locker. Residents can also enjoy excellent building amenities, including guest suites, a workshop, and a social and recreation room, along with access to Arbour Lake. Ideally located near Crowfoot Crossing, the YMCA, library, LRT and bus routes, schools, parks, and walking paths, this exceptional condo offers space, comfort, and convenience in one of Calgary's most desirable lake communities. Book your private showing today!