



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

45 Arbour Crest Terrace NW
Calgary, Alberta

MLS # A2336032



\$649,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,753 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Alarm system hardware

Located here in Northwest Calgary's only lake community is this lovely family home on this quiet crescent only a few short minutes to schools, the lake & Crowfoot Centre. Built by Elite Homes, this sunny & spacious two storey enjoys 3 bedrooms + bonus room, laminate floors, oak kitchen with Frigidaire appliances & fenced backyard with terrific 3-season sunroom. Fantastic family friendly floorplan featuring an inviting living room with gas fireplace, open concept dining room with access to the sunroom & great-sized kitchen with walk-in pantry, loads of cabinet space & white appliances. Head on upstairs to 3 bedrooms & 2 full bathrooms; the primary bedroom has laminate floors, walk-in closet & ensuite with separate shower & shower/tub. Over the garage & away from the bedrooms is the bright & roomy bonus room...the perfect space for relaxing with the family. The lower level is unspoiled & ideally laid out for future development...another bedroom, bathroom & rec room. Convenient main floor laundry with LG washer & dryer. And you'll just love the backyard with its enclosed sunroom for 3-season living (& possibly year-round when our winters aren't too cold) & large deck. Updates include furnace (2016), PEX water pipes & roof shingles (2017). Just minutes from your front door is the popular Arbour Lake Residents Club & the lake with its sandy beaches, tennis courts & playground...the site of year-round community activities: boating, fishing, ice skating & so much more. Walking distance to bus stops & close to all neighbourhood schools, & within easy reach is Crowfoot Centre with its shopping, restaurants, services & the LRT. Quick access to both Stoney & Crowchild Trails, providing quick access to the University of Calgary & hospitals (Foothills, Alberta Children's & Arthur J. E. Child Cancer Centre), major retail

centers, YMCAs (Shane & Melcor), Crowfoot Library & downtown.