



GRASSROOTS
REALTY GROUP

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72 Arbour Crest Road NW
Calgary, Alberta

MLS # A2338026



\$730,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,749 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Garden, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Pantry, Skylight(s)		

Inclusions: TV Mounts

Welcome to 72 Arbour Crest Road, a warm and welcoming two storey home with some great updates and plenty of space to make your own. The main floor has been freshly painted as well as new vinyl plank flooring, giving the home a bright, fresh feel as soon as you walk in. The kitchen has also had a beautiful update with new ceramic countertops and brand-new appliances, making it a great space for everything from busy weekday mornings to having friends and family over. Upstairs you'll find three spacious bedrooms, with plenty of room for the whole family. The basement adds even more functional space and is currently set up with a crafting area and a small woodworking shop. Whether you love to create, work on projects or just need some extra hobby and storage space, it's a really useful addition to the home. The backyard is another space you'll love spending time in. A tiered deck gives you lots of room to sit outside and entertain, while the fire pit area, irrigation system and garden space make it easy to enjoy the yard throughout the warmer months. Lets not forget year round lake access with swimming in the summer and skating in the winter. This is one listing you aren't going to want to miss. Book your showing now!