



GRASSROOTS
REALTY GROUP

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94 Arbour Wood Mews NW
Calgary, Alberta

MLS # A2338159



\$605,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,456 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions:	N/A
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*** 94 Arbour Wood Mews NW *** Totally upgraded 2-storey in desired community - Arbour Lake . Very convenient location , easy access to Crowchild Tr / Stoney Tr . Walk to school and playground , walk to C-train station . Walking distance to Crowfoot shopping center with Safeway , coffee shop and bank branches . This 1,456 sq. ft. home has been beautifully upgraded throughout including the complete replacement of all Poly-B plumbing . 3 bedrooms and 2.5 bathrooms . Highlights include a brand-new kitchen featuring brand new cabinets, modern appliances, and quartz countertops, along with brand new flooring, fresh paint , and updated LED lighting . The main level layout features both a front living room and a cozy rear family room with a gas fireplace . The spacious roomy primary bedroom includes a private 3pc en-suite bathroom , 2nd and 3rd bedrooms share the main 4pc bathroom with brand new quartz top too . Step outside to a detached double-car garage in the backyard . The unspoiled basement is waiting for your personal design . This home offers exceptional living inside and out. , Best for a first time buyer or investor , Price to sell , Won't last , Call your agent today !