



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

148 Arbour Wood Mews NW
Calgary, Alberta

MLS # A2345842



\$598,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,429 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Pantry, Recessed Lighting, Storage		

Inclusions: None

Allergic to yard work? Your weekends just found their new home! This beautifully updated Arbour Lake home has a compact backyard with a new deck and low-maintenance landscaping. There is space to sit outside and unwind, without a big lawn demanding your attention. Out front there's room to play and get to know the neighbors while the community's lake, parks, and pathways give you plenty of way to enjoy the outdoors. Step inside and see the main floor featuring all-new luxury vinyl plank flooring and an updated kitchen with newer countertops, hardware and lighting. The formal dining room provides space to gather, while the sunken living room with a gas fireplace offers a cozy place to relax. Built-in cabinetry at the back entrance creates a small but mighty mudroom, and a tucked-away powder room completes the level. Upstairs, the primary bedroom features a vaulted ceiling, a large built-in closet system and a full ensuite with a tub and shower. Two additional generously sized bedrooms, an updated main bathroom, brand-new carpet and new lighting complete the upper level. The finished basement offers a second family room, laundry area with plenty of storage, and a spacious bedroom with a walk-in closet and full ensuite, ideal for a teenager, guests or extended family. Outside, enjoy a new deck, low-maintenance landscaping and a newer double detached garage with room for parking, storage, hobbies or a workspace. All Poly-B plumbing has been removed, the furnace has been fully rebuilt, and the hot water tank has recently been serviced. With four bedrooms, three and a half bathrooms, major mechanical improvements and thoughtful updates, this home offers move-in-ready living in one of Northwest Calgary's most desirable communities.

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