



GRASSROOTS
REALTY GROUP

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662 Arbour Lake Drive NW
Calgary, Alberta

MLS # A2347162



\$859,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,194 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

New Pain! High efficient furnace replaced in 2022! A new radon mitigation system was installed in 2025! No poly B in the entire home, and new washer and dryer. An impressive and rare opportunity to own a home like this in Arbour Lake! This approximately 2,194 sq. ft. walkout home offers over 3,200 sq. ft. of total developed living space, featuring 5 bedrooms, 3.5 bathrooms, and a thoughtfully designed layout that is perfect for a growing family or those considering a future secondary suite or short-term rental. The home makes a striking impression with its attractive curb appeal, stucco exterior, and durable tile roof. Step inside to discover expansive windows and soaring ceilings that fill the open-concept living spaces with abundant natural light, creating a bright and spacious atmosphere. The elegant formal dining room features a beautiful tray ceiling and decorative wood pillars. The functional kitchen features granite countertops, upgraded stainless-steel appliances, a walk-in pantry, a central island with raised eating bar, and a sunny breakfast nook with easy access to the maintenance-free deck—perfect for everyday living and entertaining. The spacious south-west-facing family room features a cozy gas fireplace, built-in cabinetry, and an impressive open-to-above design. A convenient main-floor den offers a versatile space that could potentially be converted into an additional bedroom. A laundry room and half bathroom complete this level. Upstairs, extensive wood railings lead to a spacious primary retreat featuring beautiful mountain views. The 5-piece ensuite offers a skylight, double vanity, relaxing soaker tub, separate shower, and walk-in closet. Two additional generously sized bedrooms and a 4-piece main bathroom complete the upper level. The professionally developed walkout basement offers even more living space, featuring engineered hardwood flooring, a

massive recreation room with a wet bar, and plenty of space for a home theatre, or entertaining. Two additional spacious bedrooms and a 4-piece bathroom provide excellent flexibility for your future. The backyard features a recently installed fence and a brick patio, creating a wonderful outdoor space for relaxing, entertaining, and enjoying summer days. Ideally located just minutes from Arbour Lake, K–12 schools, Crowfoot Shopping Centre, the library, YMCA, C-Train station, and a wide range of amenities. Enjoy convenient access to the University of Calgary, Calgary International Airport, Banff, Crowchild Trail, and Stoney Trail. Don’t miss this rare opportunity to make it your new home!