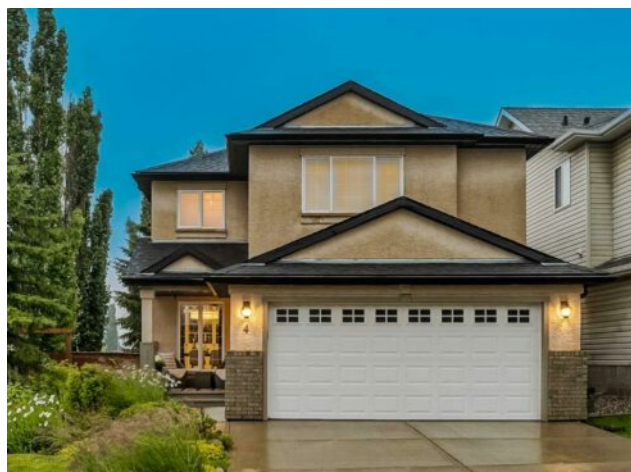


4 Arbour Crest Terrace NW Calgary, Alberta

MLS # A2243072



\$750,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,971 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Close to Clubhouse, Corner Lot, Cul-De-Sac, Garden, G		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s)		

Inclusions: Swim Spa, motorized bedroom blinds,

Welcome to 4 Arbour Crest Terrace NW — a beautifully crafted 2-storey home on a landscaped corner lot, radiating character, charm, style, and thoughtful design inside and out. With a double attached garage and over 2,500 sq.ft. of versatile living space, this home blends comfort and functionality in all the right ways. Step inside to soaring ceilings and an open-to-above living room flooded with natural light from oversized windows. A cozy gas fireplace adds warmth and elegance to the space, making it perfect for relaxing or entertaining. The kitchen is a true showstopper — updated with brand-new stainless steel appliances, rich granite countertops, a corner pantry, and a large island perfect for gathering. The sunny breakfast nook overlooks your backyard oasis and is the perfect spot for morning coffee. The main floor also features a stylish powder room, laundry room with plenty of storage, and a beautiful front-facing flex space that can be used as a formal dining room or an inspiring home office — all looking out to the welcoming front porch. Upstairs, you’ll find three generous secondary bedrooms with ample room for real furniture (not just a bed!), each featuring large windows that bring in tons of natural light. Updated light fixtures throughout the home add a fresh, modern touch. The spacious primary suite is a true retreat with motorized blinds, a walk-in closet, and a beautifully appointed ensuite for your own private escape. The basement is partially finished and incredibly functional — a large family room currently set up as a home studio and gym, plus a framed and drywalled fifth bedroom just waiting for flooring and ceiling to be completed. Storage is abundant throughout. Step outside into a backyard made for both entertaining and unwinding. Professionally landscaped with lush greenery and low-maintenance touches, the

space features a 17 ft heated swim spa — ideal for summer BBQs, relaxing soaks, or fun-filled evenings with friends and family. As a resident of Arbour Lake, you'll enjoy exclusive access to NW Calgary's only lake community — spend weekends swimming, paddleboarding, or fishing in the summer, and skating in the winter. You're also just minutes from top-rated schools, the Crowfoot LRT station, and every major amenity you could need. This home is packed with charm, style, and substance — a rare find in a vibrant, established community.