

40 Arbour Crest Drive NW  
Calgary, Alberta

MLS # A2282263



## \$599,900

|                  |                                                   |               |                   |
|------------------|---------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Arbour Lake                                       |               |                   |
| <b>Type:</b>     | Residential/House                                 |               |                   |
| <b>Style:</b>    | 2 Storey                                          |               |                   |
| <b>Size:</b>     | 1,283 sq.ft.                                      | <b>Age:</b>   | 1996 (30 yrs old) |
| <b>Beds:</b>     | 3                                                 | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Insulated                 |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                         |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Rectangular Lot |               |                   |

|                    |                                                                 |                   |      |
|--------------------|-----------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Vinyl Plank                                                     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                 | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Closet Organizers, No Animal Home, No Smoking Home, See Remarks |                   |      |

**Inclusions:** N/A

**\*\*OPEN HOUSE this SUN, Feb 1st at 2-4PM\*\*** Watch your kids walk to school! Situated directly opposite to Arbour Lake School. This Renovated 3-bedroom, 2.5-bathroom home spans 1,283 sq.ft., features a insulated double detached garage with back lane access, and has been thoughtfully updated with tons of upgrades. Step inside to the main level and be greeted by a bright and spacious Living room with a large window and brand-new vinyl plank flooring throughout the main and upper levels. The Kitchen boasts a sunny East-facing Dining area and flows seamlessly to a fully fenced backyard with a large deck—perfect for summer entertaining. The main floor also includes a 2-piece bathroom with convenient main-floor laundry. On the upper level, the Primary bedroom offers a generous closet and a 3-piece ensuite with a window, while two additional bedrooms share a 4-piece bath. The basement is unfinished, offering unlimited potential to create the space you’ve always wanted. The home has been thoughtfully upgraded by the owner, including brand-new vinyl plank flooring throughout, fresh paint, new knockdown ceilings, updated light fixtures, three new toilets, new baseboards, and a new hot water tank. No Poly B piping, giving you peace of mind. Enjoy the best of outdoor living with a short walk to the lake. Located in a prime NW Calgary community, just steps from the lake, this home offers easy access to Crowfoot Crossing, C-Train station, YMCA, grocery stores, restaurants, parks, and all everyday conveniences. With its extensive upgrades, double detached garage, and move-in ready condition, this residence is designed for comfort, lifestyle, and enjoyment.