

117, 950 Arbour Lake Road NW  
Calgary, Alberta

MLS # A2285207

**\$379,900**



<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,285 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, C		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 477
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, No Smoking Home, Vinyl Windows		

**Inclusions:** none

Here's your chance to live in the highly sought after Northwest lake community of Arbour Lake. This terrific 3 bedroom townhome is located in Arbour Lake Landing and is walking distance to schools, parks, playgrounds and of course the lake where you can enjoy swimming, fishing and boating in the summer and ice skating, curling and ice fishing in the winter. The spacious covered front porch gives a welcoming first impression. There's plenty of room to add some seating to create a cozy space where you'll love to hang out. Inside you'll notice an abundance of natural light from the large bay window in the spacious living area. A nice private dining area is conveniently located between the living room and the kitchen. The bright and sunny kitchen has lots of room to add seating or maybe a portable kitchen island for extra storage and work space. A 2 pc powder room and laundry round out this main level. Upstairs you'll find 3 bedrooms and a full bath with tub. The primary has double closets and private access to the bathroom. The unspoiled lower level provides opportunity to expand your living space as needed. Recent updates include a new back door and new flooring on the main floor. You'll also enjoy a small deck off of the kitchen that is perfect for your grill and a bit of seating. This unit backs onto green space where your kids can play plus there are 2 playgrounds in the complex for residents to use. Common area maintenance, landscaping and snow removal are included in this well maintained complex and you'll love the convenience of assigned parking directly in front of the unit as well as plenty of visitor parking. This desirable location offers easy access to Crowfoot shopping centre, The YMCA, restaurants, public transit and more. Whether this is your first home or just a step in your home ownership journey you're

going to live living in Arbour Lake.