

**2117, 303 Arbour Crest Drive NW
Calgary, Alberta**

MLS # A2290964



\$449,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Arbour Lake | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,240 sq.ft. | Age: | 2002 (24 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|----------|
| Heating: | In Floor | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt, Asphalt Shingle | Condo Fee: | \$ 726 |
| Basement: | - | LLD: | - |
| Exterior: | Mixed | Zoning: | M-C1 d75 |
| Foundation: | - | Utilities: | - |
| Features: | Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, No Animal Home, Open Floorplan, Pantry, Storage | | |

Inclusions: N/A

Wow, wow, wow! Such a rare offering! Welcome to this extra large 1240 sq ft , 2 bedroom, 2 bathroom corner unit with two private patios, tiled underground parking, fantastic amenities and located in NW Calgary's only lake community, Arbour Lake. The kitchen is an entertainer's dream with an abundance of cabinetry and counter space, a walk in pantry, stainless steel appliances and a large island with breakfast bar seating. The open concept layout flows beautifully into the bright and inviting living space featuring a cozy soothing fireplace and sliding glass doors that lead to your private patio, perfect for BBQs and outdoor dining. The spacious primary suite is truly impressive with plenty of room for a king sized bedroom set, a large walk through closet and a generous ensuite complete with ample counter space and a linen closet. Sliding glass doors also lead to a second private patio, the perfect spot to enjoy your morning coffee or an evening cocktail. The second bedroom is also generously sized and conveniently located next to the second full bathroom, making it ideal for guests, family or a home office. Newer Luxury vinyl plank flooring runs throughout the home and the oversized laundry room offers excellent storage space. This exceptionally well managed 18+ complex is known for its peaceful atmosphere and strong sense of community, where listings rarely come to market. Residents enjoy outstanding amenities including a fully equipped fitness centre with sauna and change rooms, a recreation room with kitchen and games area, a woodworking shop, beautifully landscaped grounds with a pond, gazebo and fountain, and plenty of visitor parking. Located just steps from transit, pathways, parks and the private Arbour Lake beach, you will enjoy year round lake access including swimming, skating, tennis courts and a clubhouse. Shopping, restaurants and

schools are all nearby with quick access to major routes for an easy commute downtown or a weekend escape to the mountains. This is more than just a condo, it's a lifestyle! Mr. and Mrs. Clean truly live here! This is a home where pride of ownership is unmistakable! Start enjoying lake living this summer in Arbour Lake, Calgary's award winning four season lake community. This property is the ultimate combination of beauty, comfort, and long term value. A forever home designed for you and memories on the water. Do not miss it! Call today!.A must to see!