

**103, 88 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2300747



\$309,800

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	945 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Enclosed, Garage Door Opener, Garage Faces Front, Heated Garage		
Lot Size:	-		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance		

Heating:	Boiler, In Floor	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Metal, Rubber	Condo Fee:	\$ 689
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Metal Siding , Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

HOME SWEET HOME! Calling all first time home buyers and investors! Welcome to this stunning, UPDATED, MOVE-IN READY CONDO OFFERING IMMEDIATE POSSESSION in the amazing, lake community of Arbour Lake! This bright and beautiful condo offers 2 bedrooms, 2 bathrooms, over 945 SQFT of living space, a flexible den that's perfect for a home office, in-suite laundry and 2 PARKING STALLS! Heading inside you will fall in love with the new luxury vinyl plank flooring that flows seamlessly throughout the open concept layout. You will find a bright foyer, dining area, chef's kitchen complete with granite countertops, granite island with a breakfast bar, stainless steel appliances, ample cabinet space and a pantry and the sun-drenched living room perfectly complimented by a cozy gas fireplace perfect for entertaining. Completing this unit is the large primary retreat with a walk-through closet and 4 piece ensuite, a great-sized second bedroom conveniently located next to another 4 piece bathroom, a den space that's perfect for a home office, in-suite laundry for added convenience and the balcony perfect for enjoying your morning coffee. Additional highlights include UPDATED TOILETS in the bathrooms, 2 secured, underground parking stalls, an assigned storage locker, visitor parking and amazing HOA benefits with year-round lake access for all the recreational activities you could imagine- swimming, boating, ice skating, and pathway systems for walking or biking. This INCREDIBLE LOCATION is ideally located steps from the Crowfoot LRT station, schools, parks, playgrounds, major roadways like Stoney Trail, Crowchild Trail, and Sarcee Trail, Crowfoot Crossing, a bustling outdoor retail hub with over 240 shops and services, Safeway, Co-op, Community Natural Foods, Amaranth Whole Foods Market and recreation options

such as the Melcor YMCA offering fitness programs, pools, and community space. Don't miss out on this opportunity to enjoy maintenance free condo living in a WELL-MAINTAINED BUILDING that is pet friendly (with board approval). Book your private viewing today!