

**112, 950 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2311348



\$408,000

Division:	Arbour Lake		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,308 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 483
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

**** Be sure to watch the full cinematic home tour of this stunning home**** Is there a 4-bed townhome in Arbour Lake with green space access, and walkability to schools and transit? This Arbour Lake Landing home delivers a functional layout, year-round lake lifestyle, and a highly convenient Northwest location ideal for first time buyers or growing families. Welcome to Unit 112, 950 Arbour Lake Road NW, a well maintained 4-bedroom townhome offering over 1600 sq ft of living space in one of Calgary's most sought-after lake communities. The inviting covered front porch sets the tone, offering space to relax and unwind. Inside, a bright and spacious living room flows seamlessly into the kitchen and dining area, creating a practical layout for daily living and entertaining. The main level is complete with a 3 piece bathroom and convenient laundry. Upstairs, you will find three bedrooms and a full bathroom. The primary bedroom features double closets and direct access to the shared bath. The fully developed basement adds versatility with a large family or gaming room, a fourth bedroom, and additional storage space. Step outside to enjoy the private west facing deck, perfect for grilling and outdoor seating, backing directly onto green space where kids can play. This well managed complex includes landscaping and snow removal, with assigned parking right in front and ample visitor parking. Located in Arbour Lake Landing, this home offers walking distance to schools, parks, playgrounds, and exclusive lake access with year-round activities including swimming, boating, skating, and fishing. You are also minutes from Crowfoot shopping centre, YMCA, library, restaurants, banks, and the Crowfoot LRT for easy commuting. Don't miss your opportunity to make this your new home!