

**307 Arbour Crest Road NW**  
**Calgary, Alberta**

**MLS # A2311494**



**\$729,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,607 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, F		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home		

**Inclusions:** Gazebo, Storage Shed, TV Wall Mount in Living Area

This home offers 2,394 sq. ft. of developed living space with 5 bedrooms, a fully developed basement, and a private backyard backing directly onto greenspace in the sought-after lake community of Arbour Lake. The bright main floor features 9-ft ceilings, upgraded kitchen cabinetry, hardwood and ceramic flooring, and elegant glass staircase railings. Key updates include renovated upper-level bathrooms (2025), fresh paint throughout the home, hot water tank (2024), furnace (2014), and roof shingles replaced approximately 7 years ago. Additional highlights include central air conditioning, central vacuum, and year-round lake access. Ideally located close to schools, parks, shopping, and major routes.