

**271 Arbour Lake Way NW**  
**Calgary, Alberta**

**MLS # A2314090**



**\$995,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,484 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Pantry

**Inclusions:** na

Welcome to Calgary's ONLY NW lake community! This exceptional walk-out home offers the lifestyle buyers dream about &mdash; private lake access, breathtaking views, and no neighbours behind you as it backs directly onto green space. Situated in a highly sought-after location with parks, pathways, and schools within walking distance, plus Crowfoot Crossing just steps away for shopping, dining, and everyday convenience. Inside, this beautifully maintained home showcases thoughtful updates including a concrete roof, Hunter Douglas blinds throughout, windows under 10 years old, and brand-new carpet on the stairs and upper level. The walk-out basement adds incredible flexibility and living space while the serene setting creates the perfect backdrop for everyday living and entertaining. Major mechanicals include hot water tank (approx. 12 yrs) and furnace (approx. 12&ndash;15 yrs). This is not your starter home &mdash; this is the home you've been working toward. Rarely do properties with this combination of lake living, views, privacy, and location come to market. Don't miss your opportunity.