

## 72 Arbour Crest Road NW Calgary, Alberta

**MLS # A2338026**


# \$730,000

|                  |                                            |               |                   |
|------------------|--------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Arbour Lake                                |               |                   |
| <b>Type:</b>     | Residential/House                          |               |                   |
| <b>Style:</b>    | 2 Storey                                   |               |                   |
| <b>Size:</b>     | 1,749 sq.ft.                               | <b>Age:</b>   | 1998 (28 yrs old) |
| <b>Beds:</b>     | 3                                          | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                     |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                  |               |                   |
| <b>Lot Feat:</b> | Garden, Landscaped, Underground Sprinklers |               |                   |

|                    |                                                      |                   |      |
|--------------------|------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                              | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                 | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding                                  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                      | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), No Smoking Home, Pantry, Skylight(s) |                   |      |

**Inclusions:** TV Mounts

Welcome to 72 Arbour Crest Road, a warm and welcoming two storey home with some great updates and plenty of space to make your own. The main floor has been freshly painted as well as new vinyl plank flooring, giving the home a bright, fresh feel as soon as you walk in. The kitchen has also had a beautiful update with new ceramic countertops and brand-new appliances, making it a great space for everything from busy weekday mornings to having friends and family over. Upstairs you'll find three spacious bedrooms, with plenty of room for the whole family. The basement adds even more functional space and is currently set up with a crafting area and a small woodworking shop. Whether you love to create, work on projects or just need some extra hobby and storage space, it's a really useful addition to the home. The backyard is another space you'll love spending time in. A tiered deck gives you lots of room to sit outside and entertain, while the fire pit area, irrigation system and garden space make it easy to enjoy the yard throughout the warmer months. Lets not forget year round lake access with swimming in the summer and skating in the winter. This is one listing you aren't going to want to miss. Book your showing now!