

101 Arbour Wood Mews NW Calgary, Alberta

MLS # A2343595



\$625,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,101 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Lake, Level, Low Maintenance Landscape, Many Tree		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This impeccably kept and lovingly cared-for home is ideally located just a short walk from Arbour Lake (LAKE ACCESS), schools, shopping, and the CTrain. Offering over 1,800 sq. ft. of thoughtfully designed and developed living space, this exceptional bi-level backs onto a multi-use pathway and delivers long term value in Northwest Calgary's only lake community. Step inside to a bright and welcoming main level featuring soaring VAULTED ceilings and beautiful HARDWOOD floors, creating an airy and inviting atmosphere. The well appointed kitchen is designed for both everyday living and entertaining, offering GRANITE countertops, abundant cabinetry, HEATED tile flooring, and a functional layout that makes meal preparation a pleasure. The main level offers three generous bedrooms and two full bathrooms, providing an ideal family friendly layout with plenty of space for everyone. Large UPDATED TRIPLE PANE windows bring in an abundance of natural light, enhancing the warm and comfortable feel throughout the home. The primary suite has both a 3 piece ensuite with HEATED FLOOR and walk in closet. The fully developed lower level has so much to offer including recently updated LUXURY VINYL PLANK FLOORING, a generous recreation room with a cozy GAS FIREPLACE, a large fourth bedroom with an impressive OVERSIZED window, a three-piece bathroom, and excellent storage. A separate side entrance with solid hardwood stairs, added in 2016, provides privacy and convenience and creates excellent flexibility. Outside the double detached garage is insulated and heated and features two skylights, its own electrical panel, making it an ideal space for a workshop, hobby area, additional storage, or potential EV setup. This home has been thoughtfully updated over the years. Major improvements include POLY B removal, garage and

house ROOF, lux TRIPLE PANE WINDOWS for improved energy efficiency and noise reduction, LUXURY VINYL PLANK flooring as well as a new DISHWASHER and RANGE HOOD. Impeccably cared for, extensively updated, and exceptionally well located—this is a home you won't want to miss. Book your private showing today and discover everything 101 Arbour Wood Mews NW has to offer.