

**517, 88 Arbour Lake Road NW
Calgary, Alberta****MLS # A2225135****\$395,000**

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	962 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 695
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	High Ceilings		

Inclusions: IKEA wardrode in master bedroom and murphy bed in second bedroom.

Experience luxurious, executive living in the vibrant lake community of Arbour Lake! This impressive TOP-FLOOR unit is a showstopper, featuring stunning high-end finishes and a spacious, open-concept layout. Step into the bright, contemporary kitchen where sleek granite countertops, high-end cabinetry, and stainless steel appliances set the stage for fabulous meals and easy entertaining. Plush, upgraded carpeting and soaring 9' ceilings create an inviting atmosphere that feels both stylish and comfortable. The generous primary suite is a perfect retreat with double closets and a large ensuite bathroom. The second bedroom is cleverly outfitted with a built-in desk and a top-quality Murphy bed for maximum flexibility. This time of year you'll love to come home and relax on your private balcony taking in the peaceful views of this sought-after community. Or, dive into everything Arbour Lake has to offer — soak up sunny beach days, go for a swim or paddleboard, or try your hand at fishing in the only private lake in NW Calgary! This exceptional complex also includes a fitness facility, meeting room, secure bike storage, and indoor visitor parking. Two parking stalls and a storage unit are also included! This incredible property has a location that can't be beat - just steps away from restaurants, shopping, and the Crowfoot LRT station. Don't miss your chance to call it home — book your showing today and experience the best of luxury lake living year-round!