

211, 950 Arbour Lake Road NW
Calgary, Alberta

MLS # A2225492



\$424,900

Division:	Arbour Lake		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,270 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 477
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: n/a

Arbour Lake Landing! Beautiful 1270 sq ft 2 storey townhouse with 3 bedrooms up and a fully finished basement. Quiet location in Arbour Lake with quick access to schools, shopping, transit and year-round lake access privileges at Arbour Lake! Spacious main floor features a cozy covered front porch, a huge great room with bay window, an eat-in kitchen that leads out to a rear deck, and a 3-piece bath. Upstairs there are 3 large bedrooms including a huge primary bedroom with direct access to the updated main bath. Basement is fully finished with a large rec room with walk in closet, a den/bedroom (no closet), laundry and storage. Lots of extras in this unit like brand new carpet throughout, main floor shower, renovated upper bathroom, fresh interior paint, recent hot water tank and an upgraded washer and dryer to name a few. Arbour Lake Landing is a well managed pet friendly (small dog or cat) townhouse complex with reasonable fees and has great access to all the amenities of a private lake community! Excellent location within walking distance to Arbour Lake School, the private lake, Crowfoot Shopping area, Crowfoot LRT and the YMCA. A great buy in a desirable community with quick road access to Crowchild and Stoney Trail!