

**1102, 303 Arbour Crest Drive NW  
Calgary, Alberta**

**MLS # A2230656**



**\$425,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,189 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 666
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Recreation Facilities, Storage, Vinyl Windows		

**Inclusions:** Shelving in storage unit and attached shelving in laundry room

**\*\*C/S with time clause subject to sale of buyer's home\*\*** Welcome to a rare opportunity for elevated adult living in one of Arbour Lake's most cherished communities. This ground-floor residence offers one of the largest floor plans available in The Chateaux at Arbour Lake, a meticulously maintained 18+ complex known for its serene, park-like grounds and an exceptional sense of community. Situated on a quiet street with beautifully manicured landscaping, a tranquil pond with fountain, and a charming gazebo, residents enjoy a lifestyle enriched by regular social gatherings, happy hours, and shared amenities designed for comfort and connection. Indulge in the well-equipped fitness centre, relax in the games room with billiards, darts and a library, or make use of the convenient car wash located right in the heated underground parkade. Inside, this lovingly maintained two-bedroom, two-bathroom home welcomes you with fresh updates and thoughtful design. The spacious open-concept layout features laminate flooring throughout the main living area, just freshly painted, with brand-new plush carpeting in both bedrooms. The kitchen is a true centerpiece, complete with an island, stainless steel appliances, and a generous pantry – ideal for those who love to cook and entertain. Each bedroom is generously proportioned, including a primary suite with a luxurious 4-piece ensuite plus a second full bath featuring a walk-in shower. Additional comforts include in-floor radiant heating, in-suite laundry, and ample in-unit storage. For added convenience, this unit comes with a titled, secure, heated underground parking stall and a large private storage unit equipped with shelving. Ample visitor parking is located just steps from your door, perfect for hosting friends and family with ease. Set in the highly sought-after community of Arbour Lake, this home also includes

lake privileges and is just minutes from the LRT, major shopping, restaurants, and the amenities of Crowfoot Crossing. An exceptional home in a community that residents rarely leave &ndash; opportunities like this don&rsquo;t come up often.