

## 49 Arbour Crest Heights NW Calgary, Alberta

**MLS # A2243370**



# \$999,900

|                  |                                                           |               |                   |
|------------------|-----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Arbour Lake                                               |               |                   |
| <b>Type:</b>     | Residential/House                                         |               |                   |
| <b>Style:</b>    | Bungalow                                                  |               |                   |
| <b>Size:</b>     | 1,466 sq.ft.                                              | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 2                                                         | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                    |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Front Yard, Lawn |               |                   |

|                    |                                                                                         |                   |      |
|--------------------|-----------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                              | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood                                                                        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade                                                       | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                         | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Double Vanity, French Door, Pantry, Soaking Tub, Wet Bar |                   |      |

**Inclusions:** blinds

Honey stop the car! This is it! Massive Mountain Views on a Green space! Seller Motivated! This walkout open concept 2 plus den bungalow features hardwood&nbsp;throughout the main except&nbsp;the master which has the most amazing primary suite! Wheel chair friendly! Over 2900 SQFT developed living space! Luxury finishes in this huge open walkout! Incredible garden and pond! Walk to the library, C-train, shops and&nbsp;all levels of schools and the best part!?!&nbsp;NW Calgary's only lake community! This resort is what dreams are made of!!&nbsp;You have to come and see this in person! Realtors pls read additional remarks