



## 950 Arbour Lake Road Calgary Alberta

\$405,000

**\*\*OPEN HOUSE Sun 3-5\*\*** NEWLY UPDATED, FULLY FINISHED 4 bedroom townhome in the beautiful LAKE COMMUNITY of Arbour Lake! Hands down one of the nicest units on market with gorgeous flooring, contemporary colours, new appliances, new hardware & new plumbing throughout. Shows 10/10 and available for quick possession! MAIN FLOOR features living room with large window, dining room, kitchen with white cabinetry & access to rear deck, and updated half bath w laundry. UPPER FLOOR features three bedrooms and gorgeous three piece bath. LOWER LEVEL has fourth bedroom, spacious rec room, and full bathroom. Front & back porch offer private outdoor sitting areas, and assigned stall right in front of the unit offers convenient parking. All this, in the beautiful community of ARBOUR LAKE, with amazing schools nearby, superb shopping & LRT at Crowfoot, and members-only lake access for year round recreation (swimming, boating, skating, ice-fishing & more!). RECENT UPDATES (approx \$40K) - all new SS kitchen appliances, new kitchen cabinet hardware, all new plumbing fixtures, new full basement bathroom, updated main and half bathrooms, new 4th bedroom and additional rec room in basement, new carpet in basement, new hot water heater. NOTE that new basement window will be installed prior to possession. (id:6769)

Bedroom 9.33 Ft x 9.50 Ft  
 Family room 10.00 Ft x 18.50 Ft  
 Furnace 5.25 Ft x 9.50 Ft  
 3pc Bathroom Measurements not available  
 Other 4.58 Ft x 4.83 Ft  
 Kitchen 9.83 Ft x 9.92 Ft  
 Dining room 6.00 Ft x 9.58 Ft  
 Living room 12.42 Ft x 14.25 Ft

Other 3.08 Ft x 3.50 Ft  
 Laundry room 2.75 Ft x 5.50 Ft  
 2pc Bathroom Measurements not available  
 Primary Bedroom 9.83 Ft x 16.83 Ft  
 Bedroom 9.00 Ft x 11.58 Ft  
 Bedroom 9.25 Ft x 9.75 Ft  
 4pc Bathroom Measurements not available

Listing Presented By:



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