



22 Arbour Crest Circle Calgary Alberta

\$647,900

This lovely and well-maintained two-storey home is ideally situated on a quiet circle in the desirable Arbour Lake community--just steps from several schools, including St. Ambrose School (K-9), Arbour Lake School (6-9), and Robert Thirsk High School (10-12), as well as the YMCA, shopping centres, and a wide range of amenities INCLUDING THE LRT (C-Trian). The home features a charming front verandah and a spacious open-concept layout. The main level includes a formal living room with a large bay window that fills the space with natural light, a generously sized kitchen with ample pantry storage, a versatile family/flex room, and a convenient 2-piece bathroom. Upstairs, the bright and airy primary bedroom boasts a bay window with beautiful views of Canada Olympic Park (COP) and the surrounding area, along with a private 3-piece ensuite. Two additional bedrooms and a 4-piece bathroom complete the upper level. The professionally developed basement is fully finished and offers a large recreation/games area, a fourth bedroom, office space, a full 4-piece bathroom, and plenty of storage. Enjoy the landscaped backyard, complete with a poured concrete patio and a gas line for your BBQ, plus a concrete walkway extending along the entire east side of the home. The oversized 22' x 24' detached garage features an 8-foot overhead door and is accessible via a paved back lane. Residents enjoy year-round lake privileges, providing access to Arbour Lake and its recreational amenities." (id:6769)

Primary Bedroom 12.00 Ft x 13.50 Ft

3pc Bathroom .00 Ft x .00 Ft

Bedroom 9.33 Ft x 12.50 Ft

Bedroom 9.17 Ft x 10.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 12.42 Ft x 10.92 Ft

Recreational, Games room 10.83 Ft x 16.17 Ft

Office 8.08 Ft x 12.92 Ft

4pc Bathroom .00 Ft x .00 Ft

Family room 13.50 Ft x 11.50 Ft

Great room 13.50 Ft x 16.50 Ft

Kitchen 9.67 Ft x 10.50 Ft

Other 6.00 Ft x 6.00 Ft

2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bravo Realty



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