



88 Arbour Lake Road Calgary Alberta

\$334,900

Discover the perfect blend of luxury, convenience, and lifestyle in this spacious 950 sq. ft. condo located in the highly sought-after LAKE COMMUNITY of Arbour Lake. This beautifully designed 2-bedroom + den, 2-bathroom unit features in-floor heating throughout, 9-ft ceilings, an open-concept layout, a gourmet kitchen with granite countertops, stainless steel appliances, an island/breakfast bar, and a cozy gas fireplace. The master bedroom offers a walk-through closet to a private en-suite, while the second bedroom is conveniently located near the 4-piece main bath. Enjoy the 2nd floor, below grade living with a private covered patio with a gas BBQ hookup, in-suite laundry, and the added convenience of heated underground parking and a secure storage locker. Residents have access to a fitness centre, a social room, bike storage, guest parking, and more. Best of all, this unit includes exclusive Arbour Lake privileges, offering year-round activities like beach access, swimming, fishing, boating, skating, and tennis courts. Located just steps from the Crowfoot LRT station, Crowfoot Crossing shopping, restaurants, grocery stores, Cineplex Theatre, YMCA, public library, and top schools, this home is ideal for those seeking comfort and convenience. With easy access to Crowchild and Stoney Trail, commuting is a breeze. This well-managed building with 92 units has no post-tension cables and a healthy reserve fund of \$1,195,660.00 ensuring financial stability. The condo also offers a flexible pet policy for qualifying pet parents, making it a perfect home for you and your furry friends. Condo fees include heat, water, common area maintenance, building insurance, professional property management, reserve fund contributions and trash removal, covering essential services for a hassle-free lifestyle. Move in with ease. All appliances such as a refrigerator, electric stove, dish...

Other 8.83 M x 6.92 M

4pc Bathroom 8.50 M x 5.92 M

Bedroom 11.67 M x 8.58 M

Den 8.08 M x 6.58 M

Other 7.50 M x 4.58 M

Laundry room 7.17 M x 2.92 M

Kitchen 11.00 M x 9.00 M

Dining room 10.92 M x 8.92 M

Living room 17.08 M x 10.58 M

Primary Bedroom 13.42 M x 9.92 M

Other 6.33 M x 4.00 M

4pc Bathroom 8.25 M x 7.58 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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