

# \$835,000 - 68 Arbour Crest Court Nw, Calgary

MLS® #A2208014

**\$835,000**

4 Bedroom, 4.00 Bathroom, 1,941 sqft

Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

Tucked away in a quiet cul-de-sac and siding onto a green space & walking path, is this beautifully maintained 2-storey home in one of Calgary's most sought-after lake communities – Arbour Lake. With top-rated schools, shopping, transit, and exclusive lake access just minutes away, this home offers the perfect setting for family living. The main floor features a bright, spacious living room with corner gas fireplace (sold as is), ideal for relaxing evenings or hosting guests. A large window with a solar shade floods the space with natural light, making it the perfect spot to unwind. Adjacent to the living room is a welcoming dining area and a thoughtfully designed kitchen that blends function with style. You'll love the quartz countertops, central kitchen island with seating, chef's sink with pearl faucet, extended cabinetry, pantry, updated fridge, and newer Miele dishwasher – perfect for both everyday meals and entertaining. A convenient laundry area and stylish half bath complete the main level. Upstairs, you'll find 3 comfortable bedrooms and two full bathrooms, including a serene primary suite with a four-piece ensuite and walk-in closet. The bonus room (or could easily be a 4th bedroom) features custom floor-to-ceiling built-in cabinetry, also making it ideal for a playroom, home office, or media space. The fully finished basement offers a spacious rec room, a den, an additional 3-piece bathroom, and a bedroom (window not to egress) that can easily be used as an



exercise room or flex room. There's also massive storage space under the stairs. Step outside to a beautifully landscaped backyard oasis. The low-maintenance yard includes a durable PVC deck with a remote-controlled custom awning, irrigation system, Swedish Aspens, a stunning retaining wall, and hot/cold outdoor tapsâ€”perfect for year-round enjoyment. The exposed aggregate path leads to a charming front porch with custom railings and a striking front door. The stucco has been redone, giving the exterior a fresh, modern look. This home is packed with upgrades: all main and upper windows were replaced in 2020 with Ecoline triple-glazed units featuring sunshield protection. Electric autoshades enhance the stairway landing, and custom blinds are installed throughout. Youâ€™ll also enjoy central air conditioning, central vacuum, hot water on demand, water softener, sump pump, and no Poly B plumbing. Set on a private lot next to green space and walking paths, this home also offers views of the city skyline and mountains. As a resident of Arbour Lake, youâ€™ll enjoy access to the beach, tennis courts, fishing, paddleboarding, firepit for family gatherings, fishing (they stock the lake with trout) & canoes -and spectacular New Years fireworks! Plus Arbour Lake has all levels of schools! You have Crowfoot shopping, YMCA, public library, ball diamonds and more within the community. This is the perfect blend of comfort, style, and locationâ€”donâ€™t miss your chance to make this exceptional property your forever home.

Built in 1998

### **Essential Information**

MLS® #	A2208014
Price	\$835,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,941
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	68 Arbour Crest Court Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4T5

### **Amenities**

Amenities	Clubhouse, Picnic Area, Playground, Beach Access, Party Room, Recreation Room
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Crown Molding, French Door, Jetted Tub, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Range, Refrigerator, Washer, Water Softener, Window Coverings, Instant Hot Water
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Lighting, Private Yard, Awning(s), Garden
Lot Description	Cul-De-Sac, Dog Run Fenced In, Low Maintenance Landscape, Pie Shaped Lot, Treed, Close to Clubhouse, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	8
Zoning	R-CG
HOA Fees	290
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.