



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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45 Arbour Crest Terrace NW
Calgary, Alberta

MLS # A2263985



\$649,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		
Inclusions:	N/A		

Welcome to this inviting 2-storey home located in Arbour Lake, one of Calgary Northwest most desirable and family-friendly communities. Offering 3 spacious bedrooms, 2.5 bathrooms, and a unique glass sunroom, this property is perfect for growing families, first-time buyers, or savvy investors. The main floor features a bright and functional layout, ideal for both everyday living and entertaining. The sunroom adds a tranquil space to relax year-round—bathed in natural light and perfect for morning coffee, reading, or indoor gardening. Upstairs, you’ll find a large primary bedroom, with a generous ensuite bathroom, and ample closet space. 2 more spacious bedrooms, and bonus room. The unfinished basement offers potential for additional living space. Roof replaces around 5 years ago, and Furnace around 3 years ago. Situated in a prime location just minutes from top-rated schools, shopping, public transit, and Arbour Lake’s private lake access. Whether you’re looking for a welcoming family home or a smart investment opportunity, this property checks all the boxes.