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**Calgary/Arbour Lake**

**130 ARBOUR SUMMIT CL NW**

**\$574,900**

Detached

- Style:** 2 Storey
- Bedrooms:** Above: 4 / Ttl: 6
- Bathrooms:** Full: 3 / Half: 1
- Rooms Above:** 8
- Floor Area:** 232 SqM / 2,498 SF
- Year Built:** 1993
- Taxes:** \$3,188 / 2011
- Possession:** 09/01/2012



This custom 2 storey walkout has great mountain views and is the perfect family home featuring 6 bedrooms and 3 1/2 baths on a quiet cul-de-sac. Living room boasts an open 2 storey high ceiling with large windows providing lots of natural light. Formal dining room and a large open kitchen with a centre island, lots of oak cabinets and a corner pantry. Garden door leads to the glass enclosed deck. The family room features a brick fireplace with built-ins on either side and is open to the kitchen which is great for entertaining. Spacious master bedroom has a walk-in closet and a huge 4 piece ensuite along with a garden door to it's own private glass enclosed balcony. Fully finished walkout with a rec room (roughed-in for another fireplace), bedroom and a 3 piece bathroom. New roof in 2011. All this in a lake community offering you four seasons of family fun .



- Goods Included:** Dishwasher-Built-In, Dryer, Garage Opener-1 Control, Microwave Hood Cover, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings-All
- Features:** Deck, Patio, Porch, Swirlpool Bath (Jacuzzi), Wall Unit-Built-In
- Parking:** Enclosed: 2 Total: 2 Double Garage Attached
- Amenities:** Lake Privileges, Playground, Private Park Access, Tennis Courts

