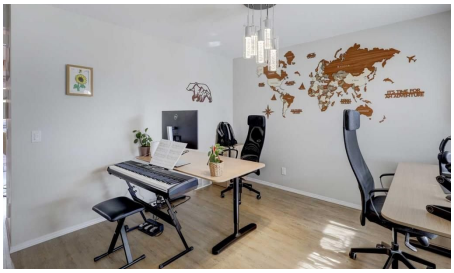
# 68 Arbour Crest Road NW

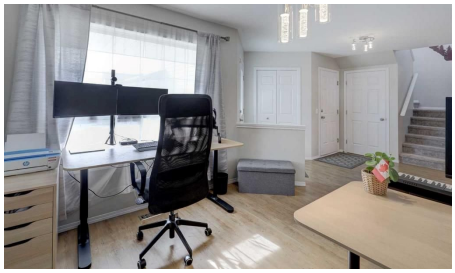
Calgary | Active | MLS® A2350692

**$730,000**







| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **3** | **1998** | **1,737.17 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Real Estate Professionals Inc.

# A closer look

Welcome to this beautiful, move-in-ready home in the sought-after lake community of Arbour Lake, located on a quiet cul-de-sac street. With a spacious and functional layout, a beautifully updated kitchen, a cozy electric fireplace, and plenty of living space for the whole family, this home is ready to be enjoyed. Upon entering, you are welcomed by a bright and versatile front room that can be used as an office, dining area, playroom, or whatever best suits your lifestyle. The room flows into the updated kitchen, featuring upgraded white cabinets extending all the way to the ceiling, a pantry, and an open connection to the family room. The family room features a beautiful accent wall with an electric fireplace, creating a warm and inviting focal point for relaxing and entertaining. From here, step outside onto the large deck overlooking the terraced backyard, offering a great space to enjoy a morning coffee. Upstairs, you will find a large, spacious bonus room, two additional bedrooms, and a generous master with his-and-hers closets and a newly renovated ensuite bathroom, completed in March 2026. The fully finished basement provides even more living space, including a family room and an additional bedroom. The utility room features a furnace replaced at the end of 2025, hot water tank replaced in 2024, humidifier replaced in 2026, and a water softener added in 2023. The roof was re-shingled in August 2019 with heavy-duty, hail-resistant shingles, backed by a 50-year material warranty.
This home is ideally located just a five-minute walk from the lake, parks, playgrounds, tennis courts, and bus stop. Making this an excellent location for families. Multiple schools are nearby, including St. Ambrose Elementary School, approximately an eight-minute walk away, Arbour Lake Middle School, approximately a nine-minute walk away, and Robert Thirsk High School, approximately a 14-minute walk away. You're also just a three-minute drive from Crowfoot Shopping Centre and the Crowfoot YMCA, while Calgary's mountains are approximately an hour away. The Arbour Lake community offers plenty of walking paths and parks, along with year-round lake activities including swimming and fishing in the summer and skating in the winter, as well as access to kayaks and paddle boards. Residents can also enjoy a variety of community events throughout the year, including winter festivities with a sleigh ride and kid-friendly early-evening fireworks to welcome the New Year.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2350692 |
| **Bedrooms** | 4 |
| **Bathrooms** | 3 |
| **Year Built** | 1998 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |

| | |
|---|---|
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 1,737.17 sq. ft. |
| **Main Level Finished Area:** | 771.41 sq. ft. |
| **Upper Level Finished Area:** | 965.76 sq. ft. |
| **Below Grade Finished Area:** | 707.41 sq. ft. |
| **HOA Fee Frequency:** | Annually |
| **Acreage:** | No |
| **Lot Area:** | 4,552 sq. ft. |
| **Lot Frontage:** | 37'8¾" |
| **Front Exposure:** | Southeast |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 1998 (Age: 28) |
| **Bedrooms:** | 4 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 3.0 (Full:2, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 9712160 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Finished, None |
| **Foundation:** | Poured Concrete |

| | |
|---|---|
| **New Constr.:** | No |
| **Construction Material:** | Vinyl Siding, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Vinyl |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Electric |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached, Driveway, Garage Door Opener, Insulated |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | Main Level |
| **HOA Fee:** | $317.63 |
| **City Quadrant:** | Northwest |
| **Community:** | Arbour Lake |
| **Amenities:** | Beach Access, Picnic Area, Playground |
| **Appliances:** | Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| **Inclusions:** | Rack and storage unit in the garage. Gazebo, swings in the backyard |
| **Restrictions:** | None Known |
| **Main Floor** | Dining Room · 11'5" × 10'2" · |
| **Main Floor** | Kitchen With Eating Area · 15'1" × 14'1" · |
| **Main Floor** | Living Room · 13' × 12' · |

| | |
|---|---|
| **2nd Floor** | Bedroom - Primary · 12'7" × 12'2" · |
| **2nd Floor** | Bedroom · 12'2" × 10'4" · |
| **2nd Floor** | Bedroom · 12'7" × 9' · |
| **2nd Floor** | Family Room · 17' × 13'8" · |
| **Basement** | Bedroom · 10'9" × 10' · |
| **Basement** | Exercise Room · 19'3" × 14'9" · |
| **Basement** | Other · 12'5" × 10'9" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Lake, Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths |
| **Interior Features:** | Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry |
| **Exterior Features:** | None |
| **Patio And Porch Features:** | Deck, Front Porch |
| **Lot Features:** | Back Yard |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NW |
| **Zoning:** | R-C1 |
| **Listed Date:** | Oct 08, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/68-arbour-crest-road-nw-calgary-a2350692/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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