ARBOUR LAKE

403 - 33 ARBOUR GROVE CLOSE NW



Rick Easthope

403-999-1397

rick@themckelviegroup.com

www.themckelviegroup.com



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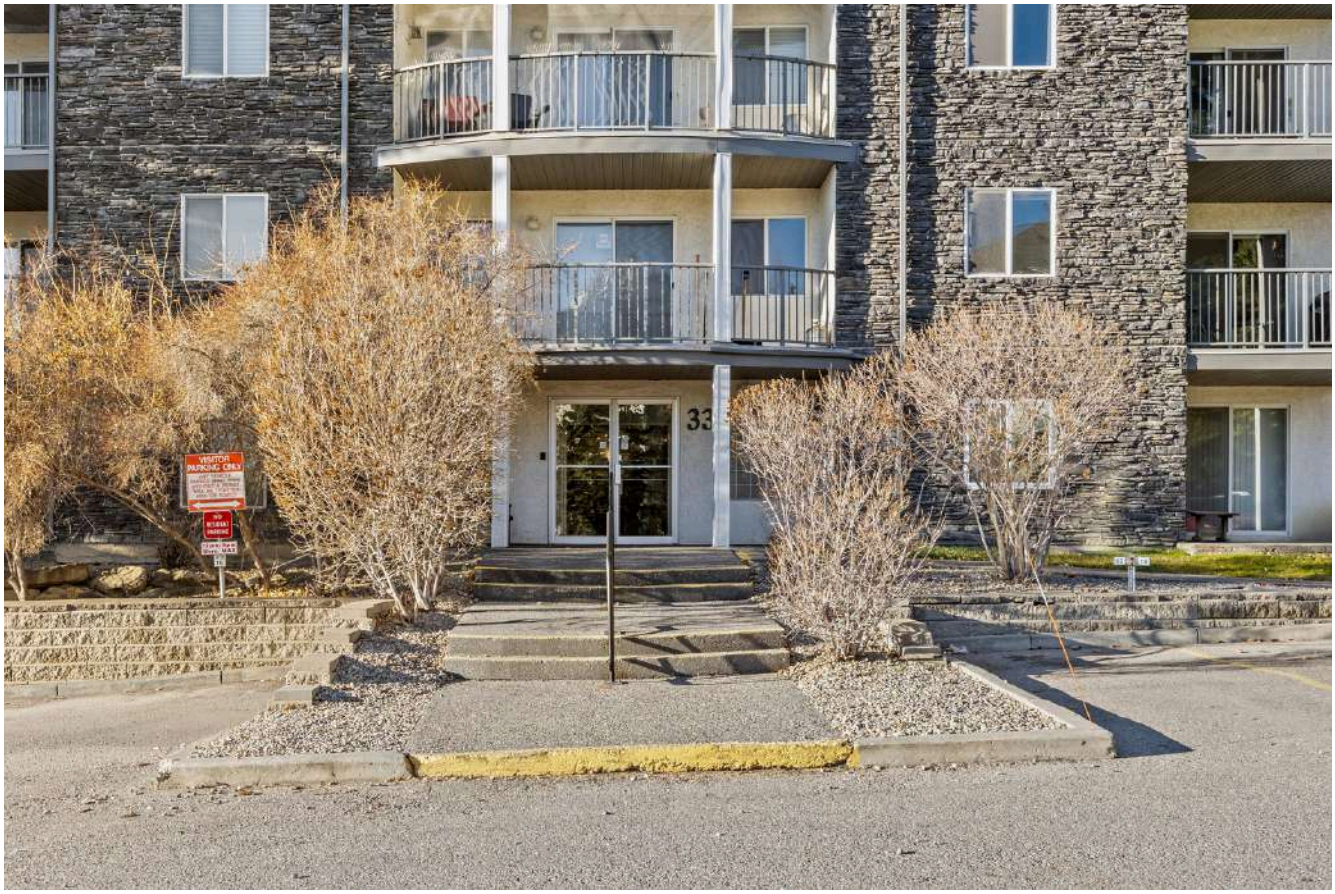
CALGARY & AREA | **REAL ESTATE**

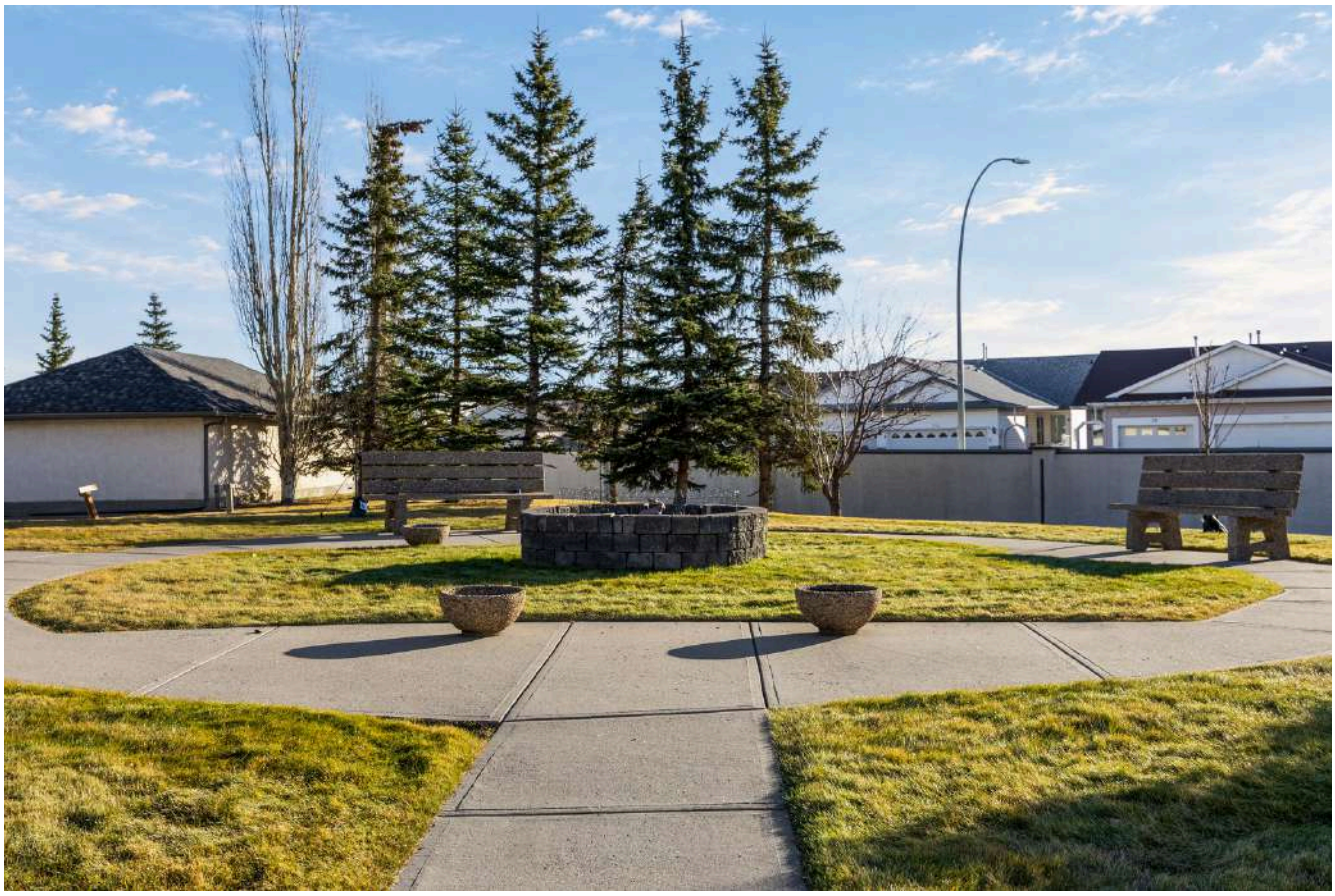
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Real Broker

403 - 33 ARBOUR GROVE CLOSE NW

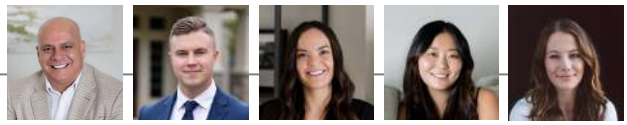
Welcome to Arbour Lake, where the convenience of urban living meets the appeal of Calgary's only northwest lake community! Whether you are purchasing your first home, adding to your investment portfolio, downsizing, or embracing the freedom of an empty-nest lifestyle, this two-bedroom, two-bathroom apartment offers a practical floor plan in a location that makes everyday life easy. Imagine leaving the car at home and strolling to Crowfoot Crossing for groceries, coffee with friends, dinner out, a movie, or the many shops and services that make this a northwest Calgary destination. The nearby Crowfoot LRT station makes commuting to the university, downtown, and beyond simple, while quick connections to Crowchild Trail and Stoney Trail put the rest of the city within easy reach. Set on the fourth floor with a northeast exposure, the home offers a comfortable living and dining area with access to your own private balcony, a welcoming place to start your morning or unwind at the end of the day. The functional kitchen keeps everything close at hand, and the practical floor plan includes two bedrooms and two full bathrooms, offering flexibility for overnight guests, roommates, or a dedicated home workspace. The primary bedroom features a walk-through closet and its own four-piece ensuite, while a second full bathroom serves the additional bedroom and visitors. An oversized in-suite laundry room adds everyday convenience along with storage, and a titled underground parking stall means you have a dedicated place to park when you do drive. But the real advantage here extends well beyond the front door. Arbour Lake residents enjoy access to the community's private lake amenities, with opportunities for swimming, fishing, boating, and winter skating, subject to seasonal conditions and association rules. Scenic pathways, parks, and neighbourhood green spaces invite you to get outside, while nearby schools, the public library, restaurants, fitness facilities, and essential services help keep your routine close to home. This is a location that adapts to the way you live: spend less time driving between errands, enjoy more spontaneous outings, and make the most of a community designed around recreation and connection. For first-time buyers, it is a chance to put down roots in an established northwest neighbourhood. For investors, the two-bedroom, two-bathroom configuration and nearby transit and amenities offer compelling everyday practicality. For down sizers and empty nesters, it offers the freedom of a manageable home without giving up the conveniences, activities, and social opportunities you enjoy. Comfortable today and full of possibilities for tomorrow, this is an opportunity to enjoy low-maintenance condo living in a location that truly does the heavy lifting. Discover the Arbour Lake lifestyle and see how effortlessly this address could fit your next chapter.


VISITOR
PARKING ONLY
33



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33 Arbour Grove Close NW # 403 Calgary, AB T3G 4K2

Residential **DOM:** 0 **LP:** $264,900.00
Active A2357898 **PD:** **OP:** $264,900.00
Banner: ***The Freedom of Condo Living | The Benefits of a Lake Community***



Class:	Apartment	**City:**	Calgary
County:	Calgary	**Subdivision:**	Arbour Lake
Type:	Low Rise (2-4 stories)	**Ttl Beds:**	2
Levels:	Single Level Unit	**F/H Bth:**	2/0
Year Built:	1997	**RMS SQFT:**	930.79
LINC#:	0027252378	**LP/SF:**	$284.60
Arch Style:	Apartment-Single Level Unit	**Suite:**	No
# Beds on Main:	2	**# EnSuites:**	1
# Illegal Suite:	0	**# Legal Suite:**	0
Possession:	Negotiable		
Lot Dim:		**Lot Size:**	SF| SM
Front Length:		**Lot Depth:**	M '
Legal Desc:	9712202;193		
Legal Pln:	9712202 **Blk:**	**Lot:**	**Condo:** Yes
Zoning:	M-C2	**Tax Amt/Yr:**	$1,985.00/2026
Title to Lnd:	Fee Simple	**Loc Imp Amt:**	
Disclosures:	No Disclosure	**Front Exp:**	NE
Restrict:	Board Approval, Pet Restrictions or Board approval Required		

Recent Change:**11/12/2026 : NEW**

Public Remarks: Welcome to Arbour Lake, where the convenience of urban living meets the appeal of Calgary's only northwest lake community! Whether you are purchasing your first home, adding to your investment portfolio, downsizing, or embracing the freedom of an empty-nest lifestyle, this two-bedroom, two-bathroom apartment offers a practical floor plan in a location that makes everyday life easy. Imagine leaving the car at home and strolling to Crowfoot Crossing for groceries, coffee with friends, dinner out, a movie, or the many shops and services that make this a northwest Calgary destination. The nearby Crowfoot LRT station makes commuting to the university, downtown, and beyond simple, while quick connections to Crowchild Trail and Stoney Trail put the rest of the city within easy reach. Set on the fourth floor with a northeast exposure, the home offers a comfortable living and dining area with access to your own private balcony, a welcoming place to start your morning or unwind at the end of the day. The functional kitchen keeps everything close at hand, and the practical floor plan includes two bedrooms and two full bathrooms, offering flexibility for overnight guests, roommates, or a dedicated home workspace. The primary bedroom features a walk-through closet and its own four-piece ensuite, while a second full bathroom serves the additional bedroom and visitors. An oversized in-suite laundry room adds everyday convenience along with storage, and a titled underground parking stall means you have a dedicated place to park when you do drive. But the real advantage here extends well beyond the front door. Arbour Lake residents enjoy access to the community's private lake amenities, with opportunities for swimming, fishing, boating, and winter skating, subject to seasonal conditions and association rules. Scenic pathways, parks, and neighbourhood green spaces invite you to get outside, while nearby schools, the public library, restaurants, fitness facilities, and essential services help keep your routine close to home. This is a location that adapts to the way you live: spend less time driving between errands, enjoy more spontaneous outings, and make the most of a community designed around recreation and connection. For first-time buyers, it is a chance to put down roots in an established northwest neighbourhood. For investors, the two-bedroom, two-bathroom configuration and nearby transit and amenities offer compelling everyday practicality. For down sizers and empty nesters, it offers the freedom of a manageable home without giving up the conveniences, activities, and social opportunities you enjoy. Comfortable today and full of possibilities for tomorrow, this is an opportunity to enjoy low-maintenance condo living in a location that truly does the heavy lifting. Discover the Arbour Lake lifestyle and see how effortlessly this address could fit your next chapter.
Directions:

Rooms & Measurements

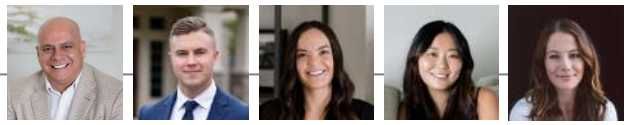
	1P	2P	3P	4P	5P	6P			**Total AG:**	86.47	**Mtr2**	930.79	**SqFt**
Baths:	0	0	0	1	0	0	**Bed Abv:**	2					
EnSt Bth:	0	0	0	1	0	0	**Rms Abv:**	5					

Property Information

Basement:	None	**Laundry Ft:**	In Unit, Laundry Room
Heating:	Baseboard, Natural Gas	**Cooling:**	None
Construction:	Stone, Stucco, Wood Frame	**Fireplaces:**	0
Foundation:	Poured Concrete	**Flooring:**	Carpet, Linoleum
Exterior Feat:	Balcony, Lighting, Storage	**Fencing:**	
Roof Type:	Asphalt	**Patio/Porch:**	Balcony(s)
Reports:	Floor Plans		
Warranty:	None		
Parking:	Garage Door Opener, Garage Faces Front, Heated Garage, Titled, Underground **Total:** 1		
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		
Comm Feature:	Fishing, Lake, Park, Playground, Pond, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths		
HOA:	$254.43/Annually		
HOA Include:	Amenities w/HOA, Lake Access		
Goods Include:	N/A		
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings		
Other Equip:	Curtain Rods		
Goods Exclude:	N/A		

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Condo Information

Condo Name:	Arbour Grove			**Condo Fee:**	$520.00/Monthly
Condo Type:	Conventional Condo	**Post Tension:**	No	**HOA:**	Yes
Mgmt Co/Ph:	Connelly Managemant/403-228-1557			**Floor #:**	3
Prk Plan Type:	Titled **Total Titled Parking:** 1			**# Elevators:**	1
Legal Desc:	9712202/193	**Prk Stall #:**	28	**Total Floors:**	5
Legal Park:	9712202/241	**Storage Type:**	In Living Unit	**Common Walls:**	1 Common Wall
Legal Stor:		**Locker #:**		**Unit Exposure:**	NE
# of Units:		**Registrd Size:**		**Unit Factor:**	61.0
Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Security, Trash, Water			**Prk Unit Factor:**	3
Reg Size Incl:				**Floor Location:**	Other
Assoc Amen:	Beach Access, Elevator(s), Parking, Secured Parking, Trash, Visitor Parking				
Pets Allowed:	Restrictions				

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Rooms

Type	Level	Dimensions		Type	Level	Dimensions	
4pc Bathroom	Main	7`5" x 4`11"	2.26M x 1.50M	4pc Ensuite bath	Main	7`5" x 4`11"	2.26M x 1.50M
Bedroom	Main	10`9" x 11`10"	3.28M x 3.61M	Dining Room	Main	7`10" x 9`11"	2.39M x 3.02M
Kitchen	Main	7`5" x 8`5"	2.26M x 2.57M	Laundry	Main	9`11" x 5`1"	3.02M x 1.55M
Living Room	Main	16`1" x 12`6"	4.90M x 3.81M	Bedroom - Primary	Main	14`5" x 12`3"	4.40M x 3.73M



THE FLOOR PLAN

MAIN FLOOR:
INTERIOR AREA: 930.79 SQ. FT.



ROOM **DIMENSIONS**

Main Building

MAIN FLOOR

4pc Bath: 7'5" x 4'11" | 36 sq ft
4pc Ensuite: 7'5" x 4'11" | 36 sq ft
Bedroom: 10'9" x 11'10" | 124 sq ft
Dining: 7'10" x 9'11" | 76 sq ft
Kitchen: 7'5" x 8'5" | 61 sq ft
Laundry: 9'11" x 5'1" | 42 sq ft
Living: 16'1" x 12'6" | 199 sq ft
Primary: 14'5" x 12'3" | 163 sq ft

Main Building

MAIN FLOOR

Interior Area: 930.79 sq ft

Total Above Grade Floor Area, Main Building

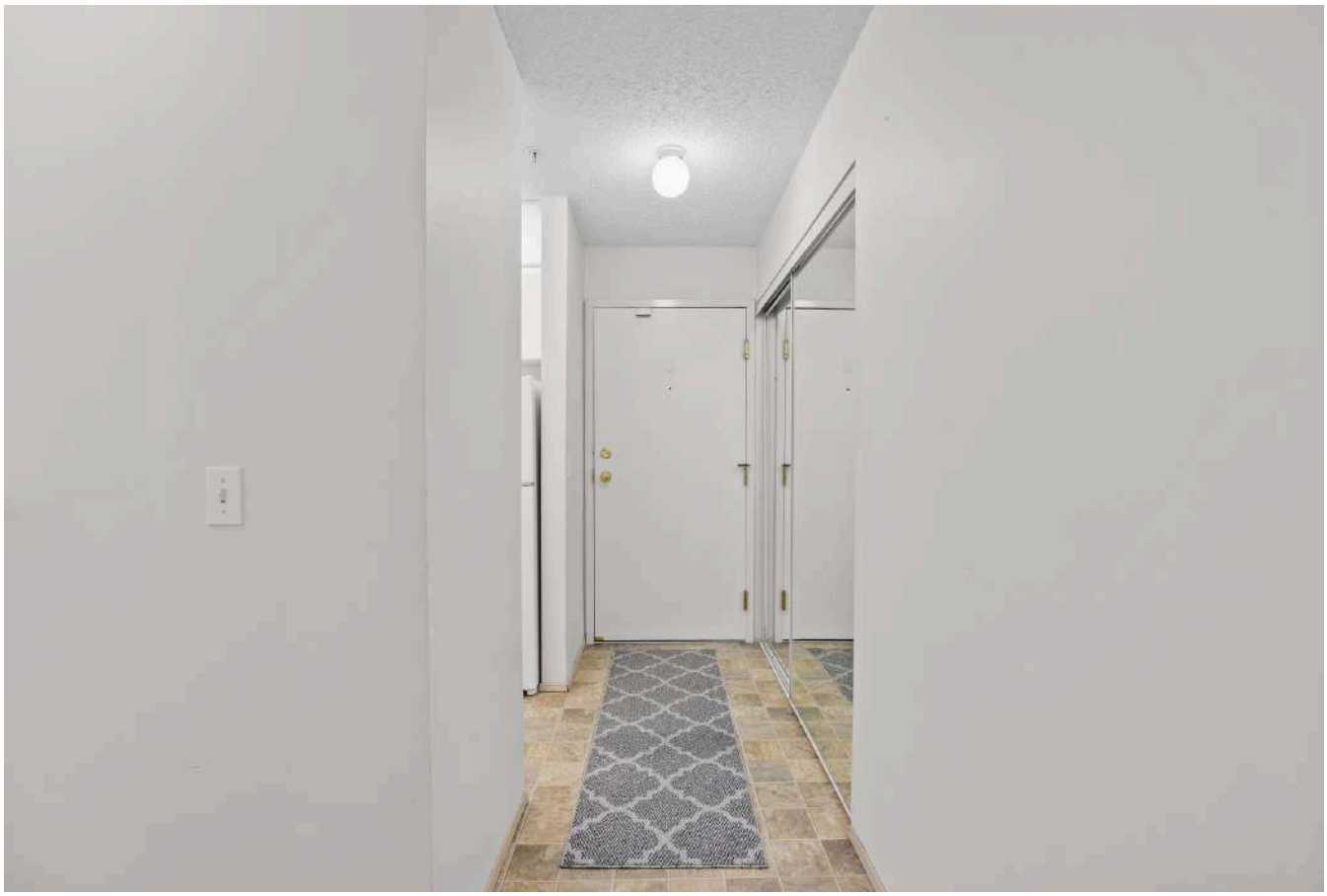
Interior Area: 930.79 sq ft

ROOM MEASUREMENTS

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

FLOOR AREA INFORMATION

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.










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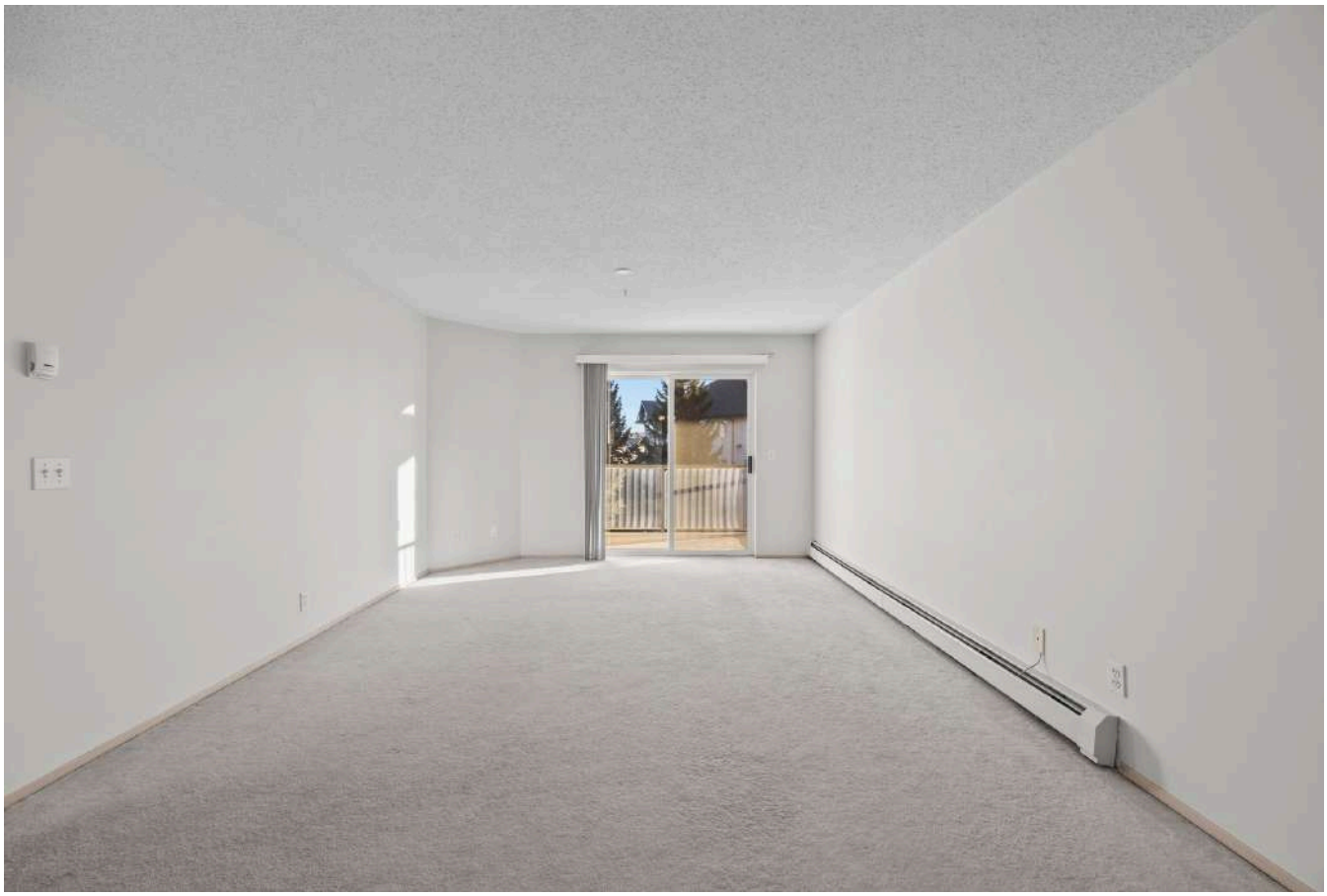


































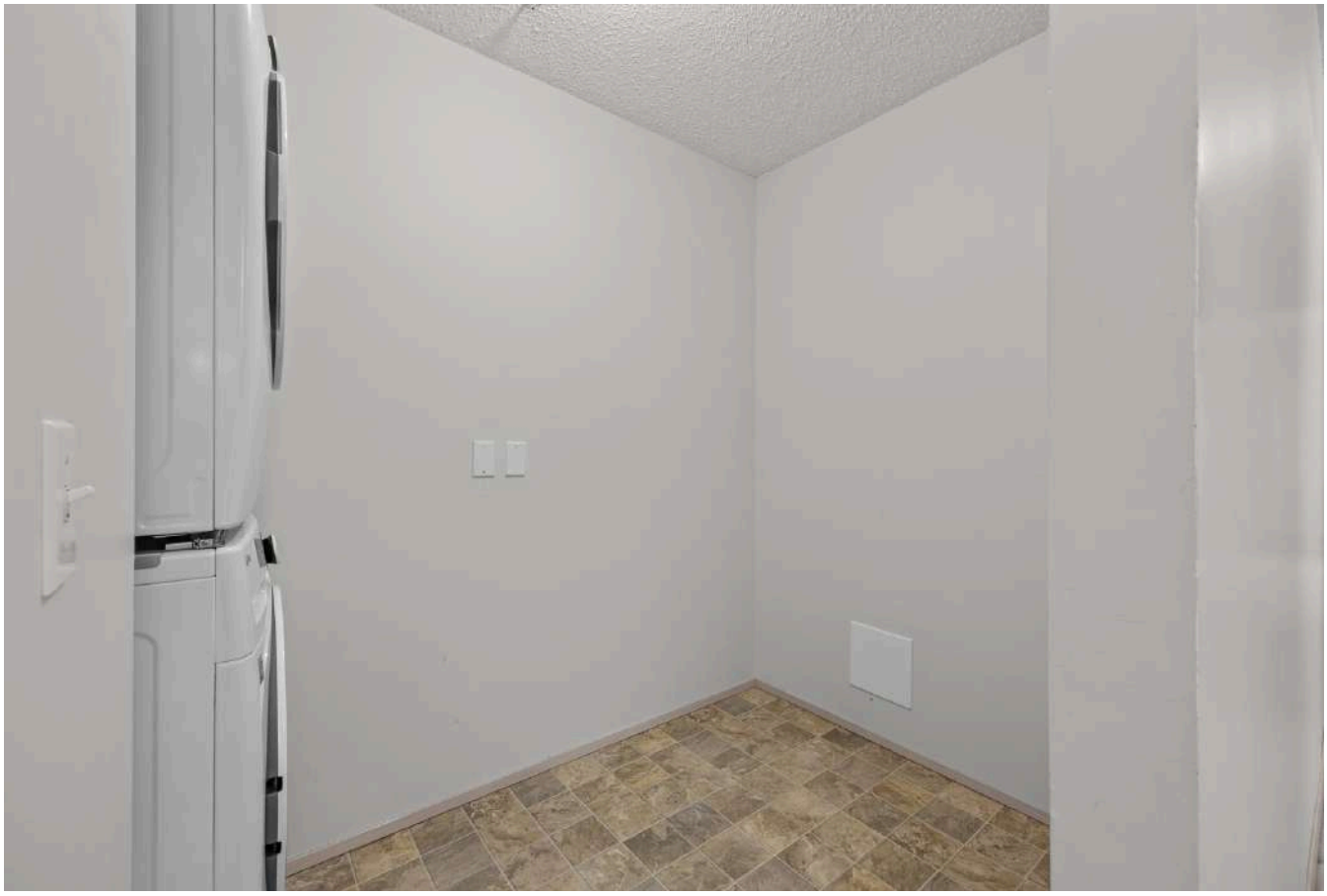


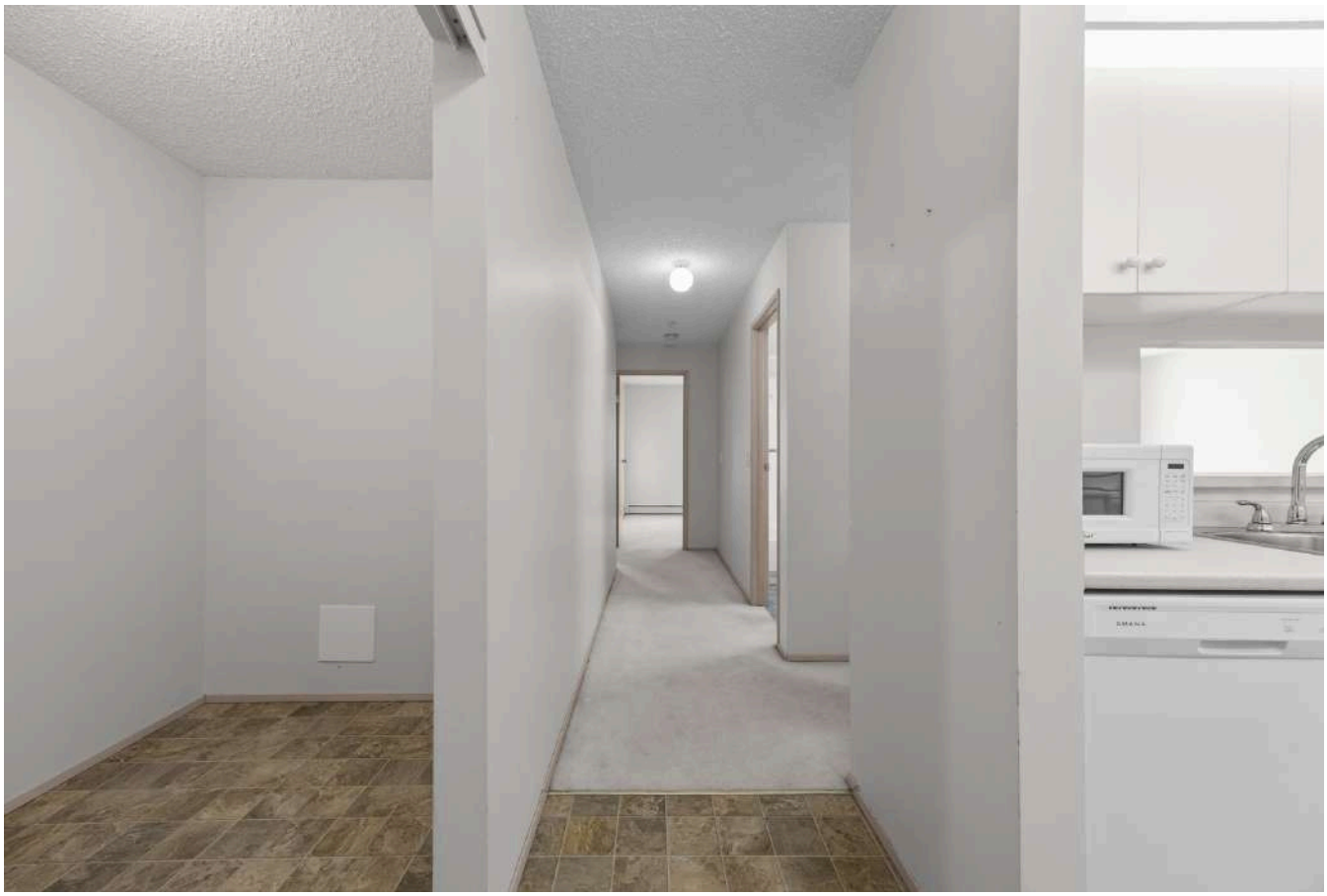


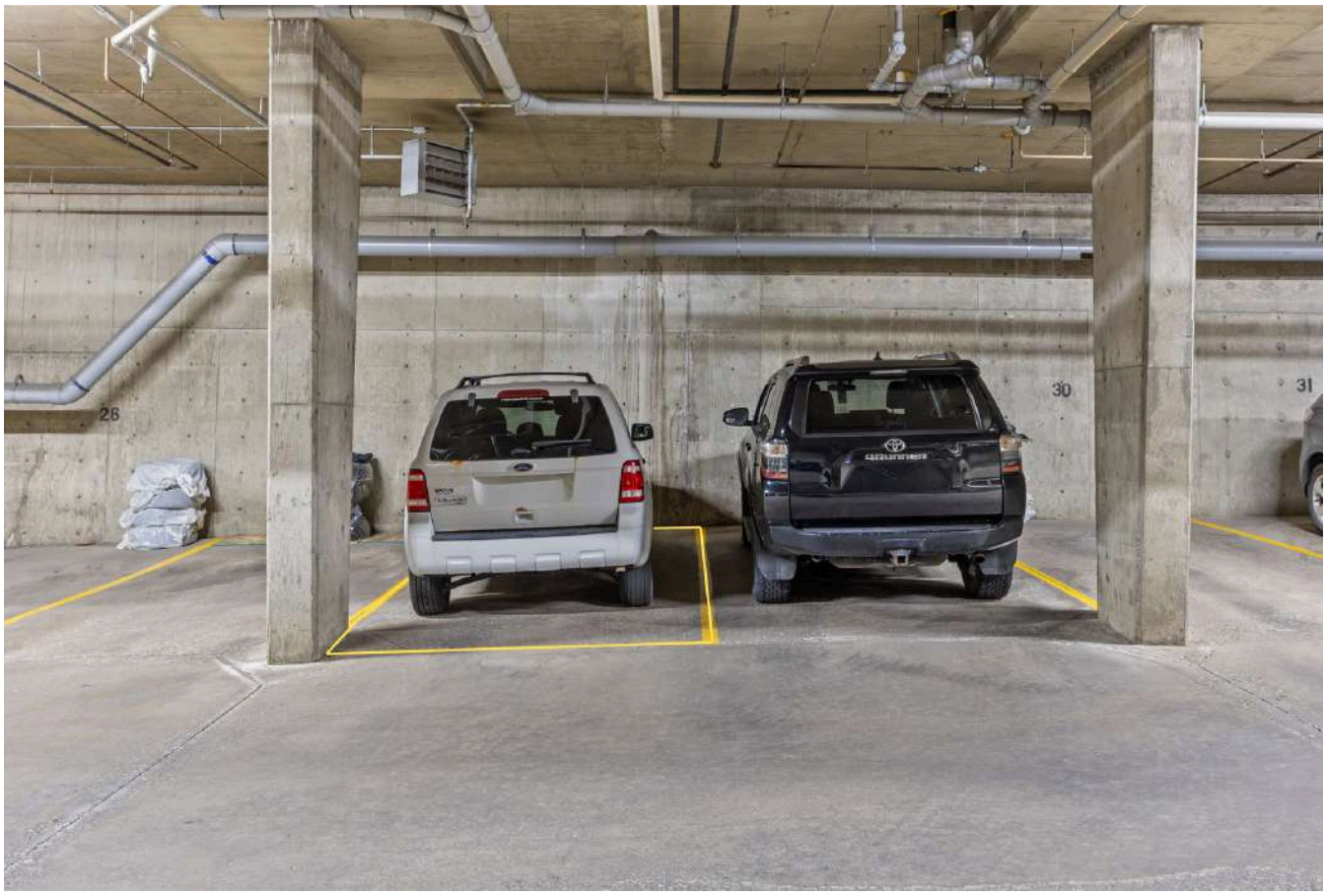











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WELCOME TO

ARBOUR LAKE



THE **MCKELVIE** GROUP

CALGARY & AREA I **REAL ESTATE**

Real Broker

THE COMMUNITY

WELCOME TO ARBOUR LAKE

The community that has is it all! A pristine lake, neighbourhood parks, spectacular mountain views, a bike and walking path carved through rolling hills. Swimming, boating, fishing, ice skating, concession, community events and more. Your activities are only limited by your imagination. As Northwest Calgary's only lake community, Arbour Lake offers a quality of living unmatched.

Arbour Lake was built in 1992. One year later the community association was organized. The community is located in NW Calgary and gets it's name from a 10 acre man made private lake located in the center of the community. Excellent views west towards the Bow Valley and the Rocky Mountains makes this a very desirable community.



The City of Calgary - ARBOUR LAKE PROFILE:
http://www.calgary.ca/CSPS/CNS/Pages/Social-research-policy-and-resources/Community-profiles/Arbour-Lake-Profile.aspx

Arbour Lake Community Association

A Community Association membership is a great way to support your community. They are inexpensive and voluntary. A valid membership is usually required to participate in recreational, social and educational programs from soccer to girl guides, karate to yoga, stampede breakfasts to senior programs, movie nights and much more! Several Calgary recreation centres will also provide a discount for community association membership holders.







ARBOUR LAKE RESIDENTS ASSOCIATION
12 Arbour Lake Drive NW
403.241.2628
https://www.arbourlake.com/

ARBOUR LAKE COMMUNITY ASSOCIATION
http://arbourlakecommunity.com/

LINKS:
Facebook: https://www.facebook.com/arbourlakeyyc
Instagram: https://www.instagram.com/arbourlakeresidents/

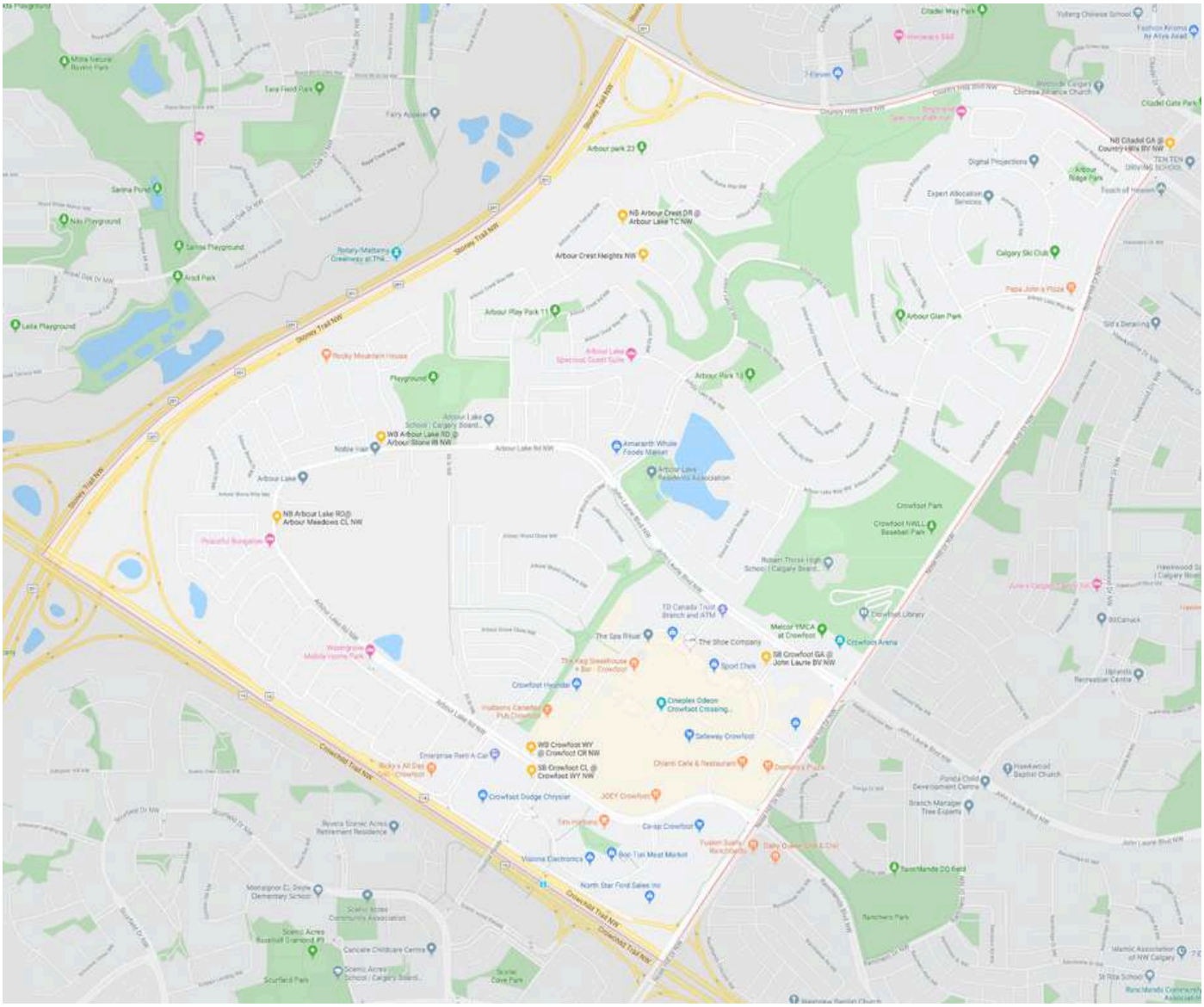






THE COMMUNITY

Explore your neighbourhood. - This community has everything! Located in the heart of north west Calgary, the lake community of Arbour Lake offers homes ranging from apartments to estate homes, with local shops, services, recreation and entertainment, Crowfoot transit /LRT hub, and it is surrounded by green spaces, parks and pathways.



TRANSIT

C-Train #201 Red Line - Somerset - Bridlewood / Tuscany CTrain - you can also catch other community busses at the Crowfoot station.
http://www.calgarytransit.com/schedules-maps



NEIGHBOURHOOD PARKS



CROWFOOT NW LL BASEBALL PARK
8901 Nose Hill Dr NW
Located next to the High School, this park offers baseball diamonds and open fields to play soccer and football.



ARBOUR PARK 23
210 Arbour Butte Rd NW
This small park and playground is attached to a natural park area that runs the length of the community next to Stoney Trail, which offers a great place to walk with your dogs and connects to the Rotary/Mattamy Greenway walking & biking trails.



ARBOUR LAKE PARK
Parking lot on Arbour Lake Drive NW
This great park offers green space, baseball diamonds and playing fields.

ARBOUR LAKE OUTDOOR FITNESS PARK
555 Arbour Lake Dr NW
This park space offers a fitness park, baseball diamond, soccer fields, green space, walking paths and much more!





NEIGHBOURHOOD PARKS



TOT LOTS & PLAYGROUNDS

ARBOUR PARK 23 -
210 Arbour Butte Rd NW

ARBOUR GLEN PARK -
9 Arbour Glen Close NW

ARBOUR PLAY PARK 11 -
172 Arbour Crest Dr NW

ARBOUR LAKE SCHOOL PLAYGROUND -
next to Arbour Lake Road

ARBOUR LAKE COMMUNITY REC CENTRE -
12 Arbour Lake Drive NW.

ARBOUR RIDGE PARK -
281 Arbour Ridge Park NW









PARKS & REC CLOSE BY

BOWNESS PARK
Greenspace, picnic areas & BBQs, tot-lots, wading pool, train, boating, teahouse restaurant, Bow River access.
8900 48 Ave NW HOURS: 5AM to 11PM
http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Bowness-Park.aspx





CANADA OLYMPIC PARK / WINSPORT
(summer and winter activities)
(Hockey, public skate, tube park, Skiing & snowboarding, Luge, Zipline, free-fall, Summer bobsleigh, Mini Golf, Scenic chairlift, Skyline Luge, Canada's Sports Hall Of Fame)
88 Canada Olympic Road SW
403-247-5452 ext. 4
https://www.winsport.ca/



NOSEHILL PARK - 5620 14 St NW
Nose Hill Park is a natural environment City Park in the northwest quadrant of Calgary, Alberta which covers over 11 km2 (4.2 sq mi). It the third largest urban park in Canada, and one of the largest urban parks in North America. It is a municipal park, unlike Fish Creek, which is a provincial park. Nose Hill Park is located in the northwest quadrant of Calgary, Alberta. It was created in 1980.
http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Nose-Hill-Park.aspx



THE COMMUNITY

OFF LEASH AREAS





12 MILE COULEE (Tuscany)
137 Tuscarora Pl NW
There is a great off leash area in Tuscany that runs parallel with Stoney Trail.

BOWMONT PARK
Fenced Off-Leash Area
85 STREET NW

https://www.calgary.ca

LIBRARY



CROWFOOT LIBRARY
8665 Nose Hill Drive NW
Calgary AB T3G 5T3
HOURS: Monday to Thursday 9:00am to 9:00pm, Friday 9:00am to 6:00pm
Saturday 9:00am to 5:00pm, Sunday 12 noon to 5:00pm.
https://calgarylibrary.ca/locations/CROW/

MELCOR YMCA (CROWFOOT)
8100 John Laurie Blvd NW
Phone: 403-547-6576
Hours: Monday-Friday: 5:30 am - 10:30 pm,
Weekends & Holidays: 7:00 am - 8:30 pm
https://www.ymcacalgary.org/program-descriptions/locations/crowfoot/



RECREATION





SHANE HOMES YMCA
11300 Rocky Ridge Rd NW
Phone: 403-351-6673
Hours: M-F 5:30AM to 10:30PM. S-S 7AM to 8:30PM
https://www.ymcacalgary.org/program-descriptions/locations/shane-homes-ymca-at-rocky-ridge/

CINEPLEX ODEON - CROWFOOT CROSSING CINEMAS
91 Crowfoot Terrace
Modern multiplex cinema chain screening the latest Hollywood films, plus new independent releases.
http://www.ciniplex.com



SERVICES

POLICE

CALGARY POLICE SERVICE DISTRICT 7 - COUNTRY HILLS
11955 Country Village Link NE
(403) 428-6700

CALGARY POLICE SERVICE DISTRICT 3 - NORTH HAVEN
4303 14 St NW . (403) 428-6300

FIRE STATION

CALL 911 for all emergencies.

FIRE STATION 21
209 Silvergrove Dr NW

STATION 34 IN ROYAL OAK
16 Royal Vista Way NW

SHOPPING

ARBOUR LAKE SHOPS & SERVICES:

Arbour Lake offers plenty shops and services right in the community including Crowfoot Village, Amaranth Whole Foods Market, Synergia Family Health Centre, and the Arbour Lake Centre. Here you will find a variety of restaurants, medical services, gas stations, shops, grocery stores, pubs, coffee shops, liquor stores, and more.

AMARANTH WHOLE FOODS MARKET
7 Arbour Lake Dr NW
http://amaranthfoods.ca/

SYNERGIA FAMILY HEALTH CENTER
9 Arbour Lake Drive NW
http://www.synergea.ca/

ARBOUR LAKE CENTRE
18 Arbour Lake Way NW
Tenants include Papa Johns, Dental Office, Tanning Studio, Childcare Centre, Fitness Studio and more!

CROWFOOT VILLAGE
20 Crowfoot Crescent NW
Tenants include a Ciniplex, Rona+, grocery stores, AMA, Indigo books, and numerous restaurants, shops and services. Plus the C-Train station hub that takes you downtown.

GROCERIES:

Safeway - 99 Crowfoot Crescent NW
Crowfoot Co-op - 35 Crowfoot Way NW
Sobeys - 11300 Tuscany Boulevard NW
RC Superstore - 5251 Country Hills Blvd NW
Rocky Ridge Co-op - 11595 Rockyvalley Drive NW
Sobeys - 9999 Country Hills Boulevard NW









SHOPPING

SHOPS & SERVICES CLOSE BY:



ROYAL OAK ESTATES PLAZA
500 Royal Oak Dr NW
Restaurants, daycare, liquor store, pharmacy, and more.



ROYAL OAK SHOPPING CENTRE
8888 Country Hills Blvd NW
Great amenities, including Walmart, London Drugs, numerous restaurants, Sobeys, liquor store, pet store, medical offices and more.

ROCKY RIDGE SHOPPING CENTRE
11595 Rockyvalley Dr NW
Which offers Co-op grocery store and gas station, liquor store, vets, dental, and more.



BEACON HILL
11420 Sarcee Trail NW
Costco, Home Dept, Canadian Tire, and numerous shops, services and restaurants.

MARKET MALL
3625 Shaganappi Trail NW
https://www.cfshops.com/market-mall.html



CROSSIRON MILLS MALL
261055 Crossiron Blvd, Rocky View No. 44, AB
https://www.crossironmills.com/en/

BEARSPAW FARMERS MARKET
25240 Nagway Road
Starts the 1st Sunday in June - End of September
http://bearspawlions.com/farmersmarket/



SERVICES & AMMENITIES

HOSPITALS

FOOTHILLS MEDICAL CENTRE
(24 hour Emergency)
1403 29 Street NW
Phone: 403-944-1110

ALBERTA CHILDREN'S HOSPITAL
(24 hour Emergency)
2888 Shaganappi Trail NW
Phone: 403-955-7211

COCHRANE COMMUNITY HEALTH CENTRE
OPEN 8AM TO 10PM DAILY
60 Grande Boulevard, Cochrane.
Phone: 403-851-6000

SHELDON M. CHUMIR HEALTH CENTRE
(OPEN 24 HOURS)
1213 4 St SW
403-955-6200

DENTISTS

ARBOUR LAKE DENTAL CARE
150 Crowfoot Crescent NW #224
403-241-8805
https://www.arbourlakedental.com/site/home

MILLENNIUM SMILE - CROWFOOT DENTAL
20 Crowfoot Crescent NW #210
403-239-7181
https://www.millenniumsmile.com/

ROCKY RIDGE DENTAL
11595 Rockyvalley Dr NW
403-244-2273
https://www.rockyridgedental.com/

WALK-IN CLINICS

PINNACLE MEDICAL CENTRES CROWFOOT
Walk-in & Appointment
31 Crowfoot Way NW
587-774-8698
http://www.pinnaclemedicalcentres.com/

MEDICENTRES FAMILY CARE CLINICS
150 Crowfoot Crescent NW #217
403-241-8900
https://www.medicentres.com

MEDICARE ROYAL VISTA MEDICAL FAMILY PRACTICE & WALK-IN CLINIC
8730 Country Hills Blvd NW #250
403-262-7787
https://www.medicareclinic.org/

VETS

VCA CANADA CROWFOOT ANIMAL HOSPITAL
150 Crowfoot Crescent NW #211
403-241-8944
https://vcacanada.com/crowfoot/

ROCKY RIDGE PET HOSPITAL
11595 Rockyvalley Dr NW Unit 2010
403-984-4143
http://www.rockyridgevet.com/

ROYAL VETERINARY HOSPITAL
108-500 Royal Oak Dr NW
403-452-9444
https://royalvethospital.com/

VCA ROYAL OAK ANIMAL HOSPITAL
8888 Country Hills Blvd NW #180
403-208-0847
https://vcacanada.com/royaloak/

SCHOOLS

PUBLIC SCHOOLS



CITADEL PARK SCHOOL (K-4) PUBLIC
808 Citadel Drive NW
Phone: 403-777-8063
http://school.cbe.ab.ca/school/CitadelPark/

ARBOUR LAKE SCHOOL (5-9) PUBLIC
27 Arbour Crest Drive NW
Phone: 403-777-7310
http://school.cbe.ab.ca/school/ArbourLake/



ROBERT THIRSK HIGH SCHOOL (10-12) PUBLIC
8777 Nose Hill Drive NW
Phone: 403-817-3400
http://schools.cbe.ab.ca/b880/

CATHOLIC SCHOOLS



ST. AMBROSE SCHOOL (K-9) CATHOLIC
1500 Arbour Lake Road NW
Phone: 403-500-2100
https://www.cssd.ab.ca/schools/stambrose/Pages/default.aspx

ST. LUKE SCHOOL (FRENCH IMMERSION)
(K-6)
1232 Northmount Drive NW
Phone: 403-500-2039
https://www.cssd.ab.ca/schools/stluke/Pages/default.aspx

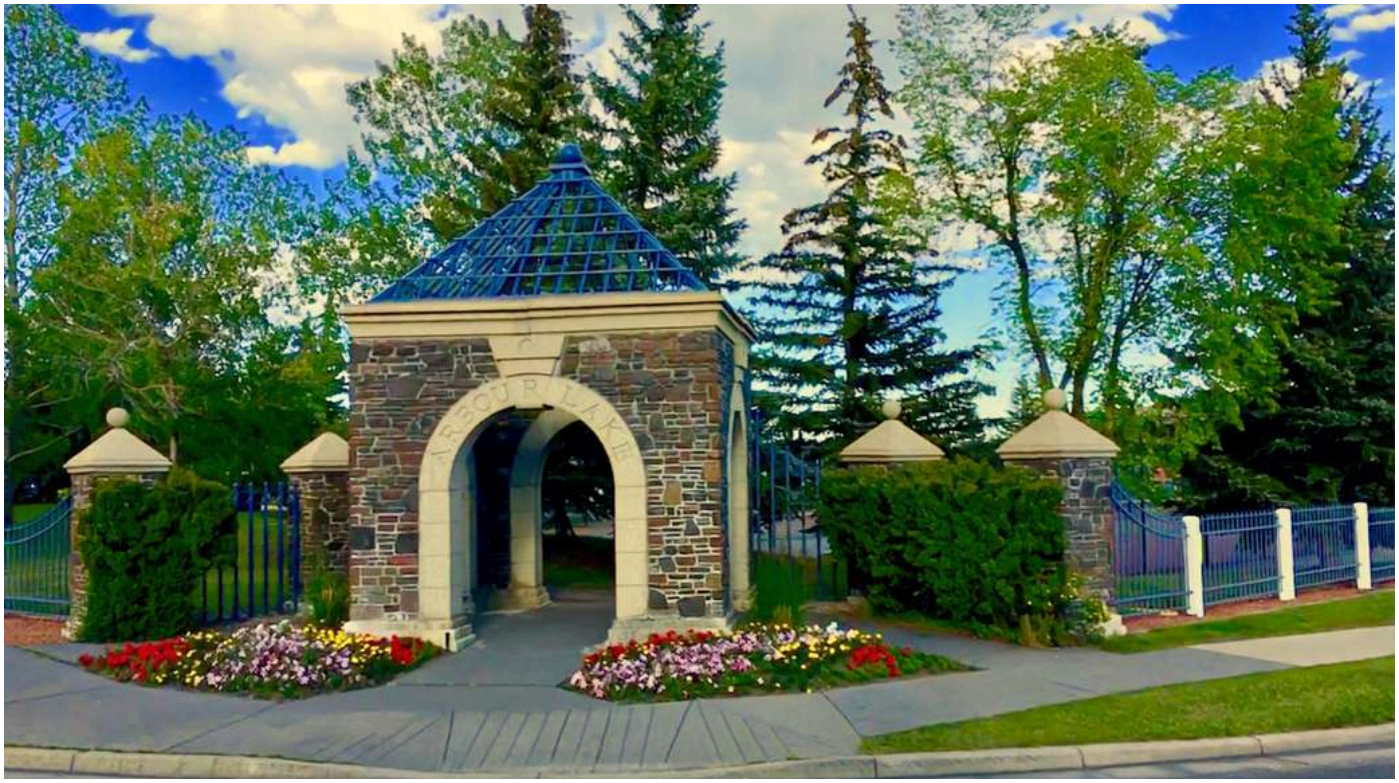


ST. FRANCIS HIGH SCHOOL (10-12) CATHOLIC
877 Northmount Drive NW
Phone: 403-500-2026
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