

\$849,900 - 112 Arbour Lake Hill Nw, Calgary

MLS® #A2084095

\$849,900

4 Bedroom, 3.00 Bathroom, 2,325 sqft

Residential on 0.10 Acres

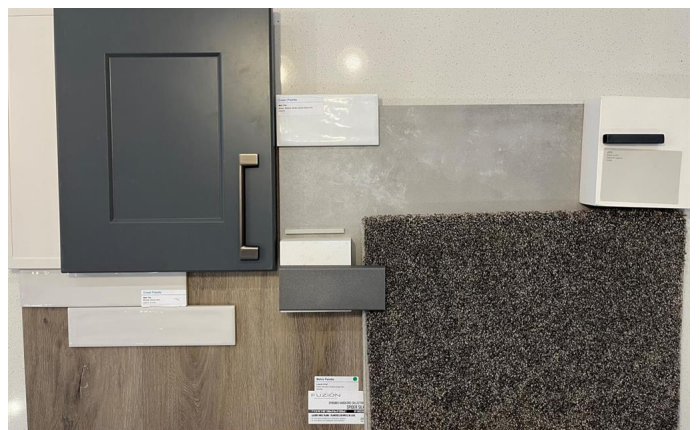
Arbour Lake, Calgary, Alberta

Step into this stunning 4-bedroom "Endeavour" model by Hopewell Residential, meticulously designed for those who appreciate spacious and stylish living. Situated in the heart of Arbour Lake, every corner of this house spells luxury and elegance.

Upon entering, you're greeted by an expansive front flex room that can effortlessly adapt to your needs, be it a serene reading nook, an efficient home office, or a vibrant play area for the little ones. The main floor showcases pristine Luxury Vinyl Plank flooring, which strikingly complements the modern black lighting fixtures, gleaming chrome hardware, and the tastefully chosen two-tone kitchen cabinetry, setting the tone for a chic living experience.

For culinary enthusiasts, the kitchen is a dream come true. Overlooking the main living area, this space is designed for both functionality and aesthetics. Here, you'll find stainless steel appliances including a chimney hood fan set against classic subway tile, a built-in oven and microwave for seamless cooking experiences, a modern countertop stove, and resilient quartz countertops that not only look good but are built to last.

Natural light is the unsung hero of this residence. The entire back wall, constructed entirely of glass, bathes the interior in a soft, natural glow. Adjacently, the spacious dining



area beckons with promises of memorable dinners, and the sliding French patio doors ensure a seamless blend between the indoors and the outdoors on those beautiful summer nights.

The living room, crowned by a centrally located electric fireplace, is perfect for those evenings when all you wish for is to relax, unwind, and revel in the warmth of your abode.

Ascend to the upper floor, and you're in for a treat. A central bonus room serves as a delightful interlude, separating the gorgeous primary suite from the additional bedrooms. The primary suite, a sanctuary in its own right, boasts oversized windows and a lavish 5-piece ensuite. Picture yourself indulging in the oversized tub or rejuvenating in the stand-alone shower; it's luxury epitomized.

On the other side of the bonus room, you'll find three additional, large bedrooms, ensuring space and comfort for everyone.

But the delights don't end indoors. This residence comes equipped with a spacious double detached garage. The backyard, a verdant oasis, awaits with open arms for picnics, gatherings, or just a quiet afternoon with a book. And for those who value connectivity, the C-Train station and a plethora of amenities are merely a stone's throw away. And don't forget about the lake!

With so much to offer, this gem in Arbour Lake is more than just a house—it's a lifestyle waiting to be experienced. **Photos are from the show home/previous builds to demonstrate quality of construction & finishes and may not be an exact representation of this home**

Built in 2023

Essential Information

MLS® #	A2084095
Price	\$849,900
Sold Price	\$840,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,325
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	112 Arbour Lake Hill Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4J2

Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes

Basement	Full, Unfinished
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Exterior

Exterior Features	None
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Lot Description	Greenbelt, No Neighbours Behind, Level, Street Lighting, Rectangular Lot, Zero Lot Line
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Roof	Asphalt Shingle
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Construction	Cement Fiber Board, Stone, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	September 29th, 2023
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Date Sold	November 22nd, 2023
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Days on Market	54
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Zoning	R-G
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HOA Fees	263.00
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HOA Fees Freq.	ANN
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Listing Details

Listing Office	REAL BROKER
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