

\$950,000 - 81 Arbour Vista Close Nw, Calgary

MLS® #A2086198

\$950,000

3 Bedroom, 4.00 Bathroom, 2,519 sqft
Residential on 0.14 Acres

Arbour Lake, Calgary, Alberta

Welcome to this a custom-built Greenboro Home from 2002, a true gem in the sought-after community of Arbour Lake! Boasting over 2500 square feet of living space, this 2-storey residence is waiting for you. As you step inside, hardwood flooring graces the entire main floor, creating a warm and inviting atmosphere. The heart of the home features a cozy gas fireplace that beautifully separates the living room and dining room, making it an ideal space for entertaining. Natural light floods the interior thanks to an abundance of large windows, creating a bright and airy ambiance. The well-appointed kitchen boasts oak cabinetry and a generous pantry. The main floor also features a "hobby" space, with a built-in desk and plenty of extra storage, as well as a 2-piece bathroom, laundry room & mudroom. Upstairs, a bonus room awaits, complete with another gas fireplace and built-ins, creating a versatile space. The primary bedroom is generously sized and comes with a luxurious 5-piece ensuite, complete with in-floor heating and a steam shower. Two additional bedrooms and a 3-piece bathroom round out the upper level. The basement offers flexibility and functionality, currently housing a home hair salon, a spacious fourth bedroom with large windows, and a versatile space that could easily be converted into another bedroom. There's also a well-appointed 4-piece bathroom in the basement. Step outside into your own private oasis – a stunning



courtyard complete with a fireplace. It's the perfect place to unwind, entertain, or simply enjoy the outdoors. The property also features an underground sprinkler system to keep your yard looking lush and vibrant. For those with a passion for cars and storage, you'll be delighted by the triple attached garage, offering plenty of space for both vehicles and storage solutions. Living in the community of Arbour Lake is a dream come true. Enjoy lake access and all the amenities it offers, while also being conveniently located close to a wealth of other amenities, including shopping, schools, and parks. Don't miss your chance to call this incredible property your own. Schedule a viewing today and experience the epitome of comfortable and elegant living in Arbour Lake!

Built in 2002

Essential Information

MLS® #	A2086198
Price	\$950,000
Sold Price	\$890,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,519
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	81 Arbour Vista Close Nw
Subdivision	Arbour Lake

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5P5

Amenities

Amenities	Clubhouse
Parking Spaces	3
Parking	Triple Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Garage Control(s), Instant Hot Water, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Dining Room, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2023
Date Sold	October 30th, 2023
Days on Market	17
Zoning	R-C1
HOA Fees	263.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	MAXWELL CANYON CREEK
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