

\$999,900 - 728 Arbour Lake Drive Nw, Calgary

MLS® #A2090182

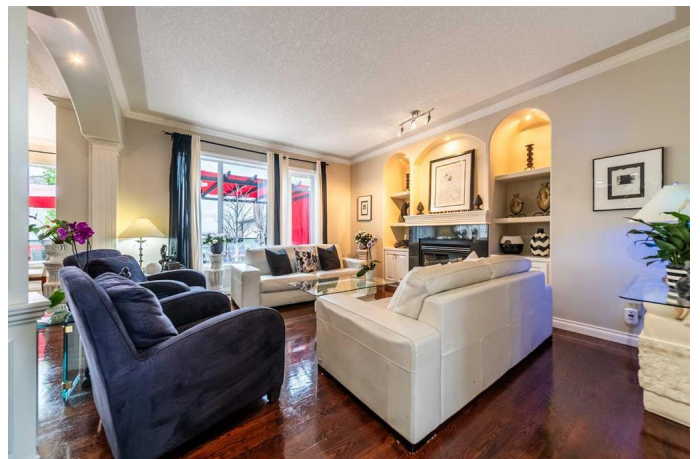
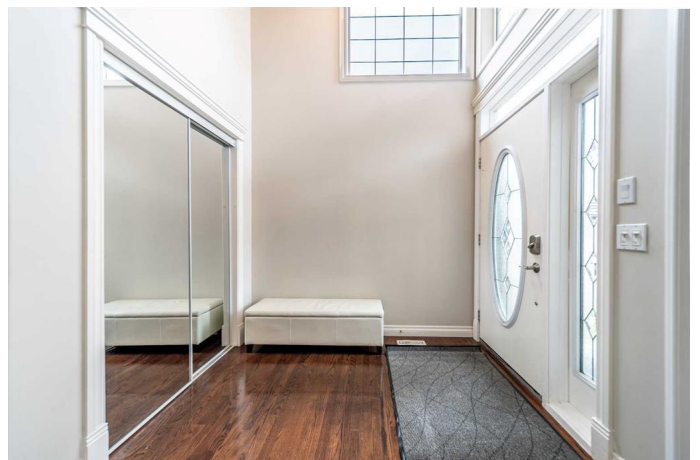
\$999,900

6 Bedroom, 4.00 Bathroom, 2,744 sqft

Residential on 0.12 Acres

Arbour Lake, Calgary, Alberta

As you step inside, an impressive entryway greets you, setting the stage for the grandeur that unfolds throughout the property. This remarkable home boasts four spacious bedrooms above grade – one on the main floor, offering ample space for families seeking both style and functionality. Upon entering, the hardwood floors catch your eye, lending a touch of sophistication to every room. The open-concept layout seamlessly connects each space, creating an environment perfect for both daily living and entertaining guests. The kitchen has been thoughtfully updated, transforming it into a chef's paradise with modern appliances, plenty of storage, and a layout designed for both efficiency and aesthetics. Cooking and hosting gatherings become a true pleasure in this well-designed space. Upstairs the primary bedroom is a true oasis, featuring a lavish 4-piece ensuite and a generously sized walk-in closet. An additional 2 bedrooms and a 4-pc bath are also found on the second level. The fully finished walk out basement includes a large rec room and two additional bedrooms. All within the last 3 years new furnace, hot water tank, air conditioner and Water Softener; this home prioritizes energy efficiency, creating a quiet and comfortable ambiance throughout the day. The backyard oasis seamlessly extends your indoor living space into the natural beauty of the outdoors. Beyond your doorstep, you'll discover a wealth of amenities that make living in Arbour Lake a dream come true. Top-rated



schools, parks, and a welcoming community are all within easy reach, providing endless opportunities for recreation, socializing, and cherished family time.

Built in 2001

Essential Information

MLS® #	A2090182
Price	\$999,900
Sold Price	\$958,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,744
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	728 Arbour Lake Drive Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4T6

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance,
-------------------	---

	Soaking Tub
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Pine Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2023
Date Sold	November 7th, 2023
Days on Market	11
Zoning	R-C1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX FIRST
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.