

\$1,050,000 - 86 Arbour Estates Way Nw, Calgary

MLS® #A2123922

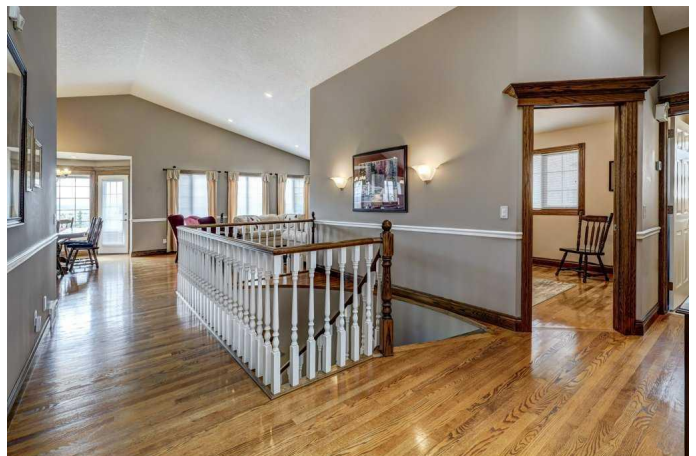
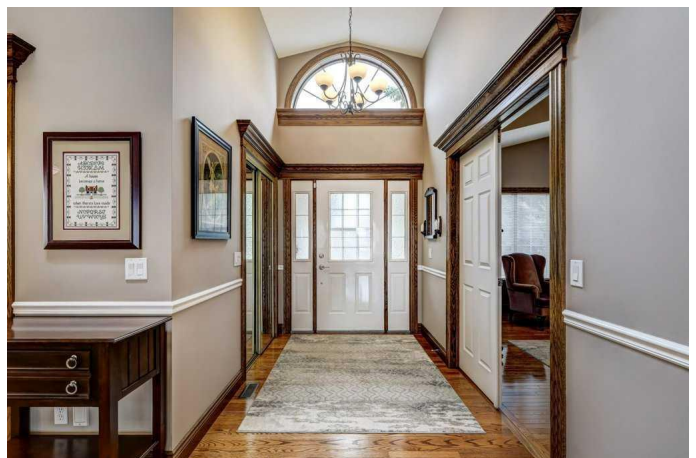
\$1,050,000

5 Bedroom, 4.00 Bathroom, 1,727 sqft

Residential on 0.18 Acres

Arbour Lake, Calgary, Alberta

Wow, what a stunning home! The open plan layout and abundance of natural light must create such a warm and inviting atmosphere. A circular staircase off the grand entrance foyer is a true centrepiece! The oversized master bedroom with its ensuite sounds like a luxurious retreat, especially with the steam shower and jetted tub and includes a large walk in closet. Having a second bedroom or den adds so much versatility. The gourmet kitchen is like a dream for anyone who loves to cook, with plenty of cabinetry and granite countertops which includes all the appliances. The built-in shelving and feature fireplace in the great room makes for a cozy gathering space. Plus, having main floor laundry is always a convenience. The triple car garage sounds like a car enthusiast's paradise with its in-floor heating, custom storage units, and epoxy floors. The lower level is completely developed with 3 additional bedrooms, a games area, and a large rec room with another feature fireplace means there's plenty of space for everyone to enjoy. The upper deck complete with duradek and glass railings sounds like the perfect spot to enjoy the views, and the enclosed glass on the lower deck adds another unique touch to the outdoor space. The home has been meticulously maintained and includes so many additional features like the upgraded 50 yr Metal roof shingles with kevlar coating, updated furnace, hardwood flooring, built-in vacuum, security system, air conditioning, underground



sprinklers and water softener to mention a few.
It is conveniently located steps to YMCA,
Library, Crowfoot Centre, schools and all
amenities, and with direct access to the lake, it
truly sounds like a must-see property!

Built in 1997

Essential Information

MLS® #	A2123922
Price	\$1,050,000
Sold Price	\$1,050,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,727
Acres	0.18
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	86 Arbour Estates Way Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3g4e2

Amenities

Amenities	Beach Access, Boating, Clubhouse, Playground
Parking Spaces	3
Parking	Triple Garage Attached
Waterfront	Beach Access, Lake Access

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, High
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	Ceilings, Jetted Tub, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Freezer, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Great Room, Insert, Mantle, Recreation Room, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Courtyard, Garden
Lot Description	Back Yard, City Lot, Close to Clubhouse, Cul-De-Sac, Lake, Front Yard, Landscaped, Street Lighting, Views
Roof	Metal
Construction	Brick, Silent Floor Joists, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2024
Date Sold	April 30th, 2024
Zoning	R-C1
HOA Fees	367.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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