

\$569,900 - 87 Arbour Meadows Close Nw, Calgary

MLS® #A2126135

\$569,900

4 Bedroom, 3.00 Bathroom, 1,166 sqft

Residential on 0.09 Acres

Arbour Lake, Calgary, Alberta

****OPEN HOUSE CANCELLED**** Discover this delightful 4-level split home nestled in the welcoming community of Arbour Lake, where you can indulge in year-round lake access. Step into a welcoming open foyer leading to a bright and airy living room. The home boasts vaulted ceilings, laminate flooring and bright windows. The kitchen is thoughtfully designed with a central island, ample pantry space, and flows smoothly into the dining area. A handy side entrance from the dining area provides easy access to the sunny, west-facing backyard—perfect for enjoying stunning sunsets. The upper level features two spacious bedrooms and two bathrooms, including a large primary bedroom with a private 3-piece ensuite and a balcony offering scenic mountain views. Downstairs, the light-filled lower level features a cozy family room with a gas fireplace and two additional bedrooms. The finished basement includes a versatile den, an office nook, and another full bathroom. Completing this home is a double car garage, adding convenience to this charming abode. Ideal for family life and entertaining, this home captures the essence of comfortable living. Arbour lake offers access to multiple nearby schools, shopping centre, LRT access and you are well connected with major roadways. Book your showing before it's gone!

Built in 2002



Essential Information

MLS® #	A2126135
Price	\$569,900
Sold Price	\$600,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,166
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	87 Arbour Meadows Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5J4

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Balcony
Lot Description Back Lane, No Neighbours Behind, Rectangular Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 25th, 2024
Date Sold April 27th, 2024
Days on Market 2
Zoning R-C1N
HOA Fees 262.50
HOA Fees Freq. ANN

Listing Details

Listing Office 2% Realty

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