

\$1,050,000 - 78 Arbour Estates Way Nw, Calgary

MLS® #A2134522

\$1,050,000

4 Bedroom, 4.00 Bathroom, 2,526 sqft

Residential on 0.20 Acres

Arbour Lake, Calgary, Alberta

Welcome to your dream home in the sought-after lake community of Arbour Lake, one of Calgary's top neighbourhoods and an awarded Community of the Year! This stunning 2-story, 4-bedroom estate offers just over 3,700 sq ft of living space, providing the perfect blend of luxury and comfort. The original owners have lovingly maintained this home, which boasts the unique advantage of direct access to the lake. Imagine stepping out of your backyard and strolling down the private pathway that leads you straight to the water's edge, providing you with the ultimate lakefront living experience. As you step inside, you'll be welcomed by a grand and airy entryway with high ceilings, setting the tone for this home. The main level features a fully equipped laundry room, a dedicated office, a cozy sitting room, and a formal dining room. At the back of the house, the open concept kitchen and family room bathe in natural light from the southwest-facing backyard. The spacious kitchen has abundant cabinetry and countertops, featuring stainless steel appliances, a gas stove, and granite countertops. Whether you're preparing meals, dining, or unwinding by the fireplace, this well-designed layout ensures everyone can enjoy quality time together. Step out onto the balcony from the kitchen and savour your morning coffee while enjoying serene views of the mountains and COP. Make your way upstairs to find the primary bedroom. A true retreat, featuring a generous layout and a



spa-like ensuite where you can unwind and rejuvenate after a long day. Additionally, there are two more bedrooms and a bathroom upstairs, providing ample space for family and guests. The fully finished walkout basement is a versatile space that caters to both kids and adults. It includes an additional bedroom, full bathroom and a flexible office or gym space. A large living area complete with a pool table and wet bar – perfect for hosting friends and family or providing a play area for children. The outdoor area is an oasis, fully landscaped to provide beauty and privacy. The yard includes an efficient irrigation system, ensuring your outdoor space remains lush and vibrant. Enjoy cozy evenings around the fire pit, and keep your gardening tools organized in the convenient shed. There's even a rough-in ready for a hot tub, offering the potential for future relaxation. The property also includes a 3-car garage, ensuring ample space for your vehicles and additional storage. The garage is heated with insulated doors, also equipped with a drain as well as running hot/cold water for added convenience. Ideally located close to Crowchild Trail and Stoney Trail, while providing easy access to amenities such as shopping, schools, grocery stores, and more. Easy walking distance to the Calgary Public Library and YMCA.

Make this exceptional property your forever home with lifetime memories!

Built in 1996

Essential Information

MLS® #	A2134522
Price	\$1,050,000
Sold Price	\$1,049,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,526
Acres	0.20
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	78 Arbour Estates Way Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3S8

Amenities

Amenities	Beach Access
Parking Spaces	6
Parking	Driveway, Garage Faces Front, Heated Garage, Insulated, Triple Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Stove, Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard, Storage
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Lot Description	Back Yard, Landscaped, Many Trees, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	June 28th, 2024
Days on Market	30
Zoning	R-C1
HOA Fees	367.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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