

\$874,900 - 49 Arbour Summit Close Nw, Calgary

MLS® #A2150300

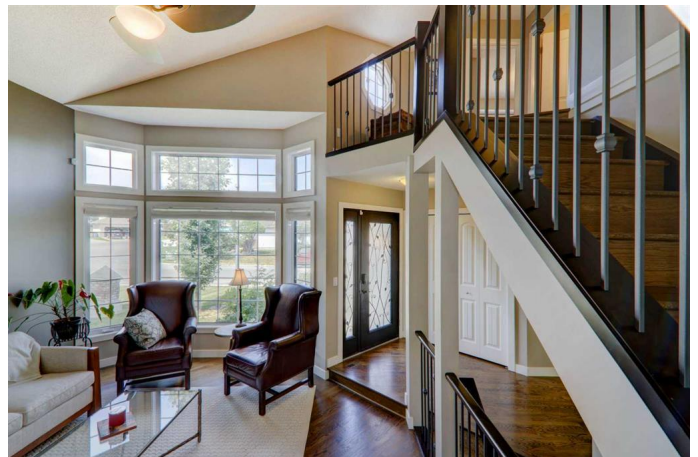
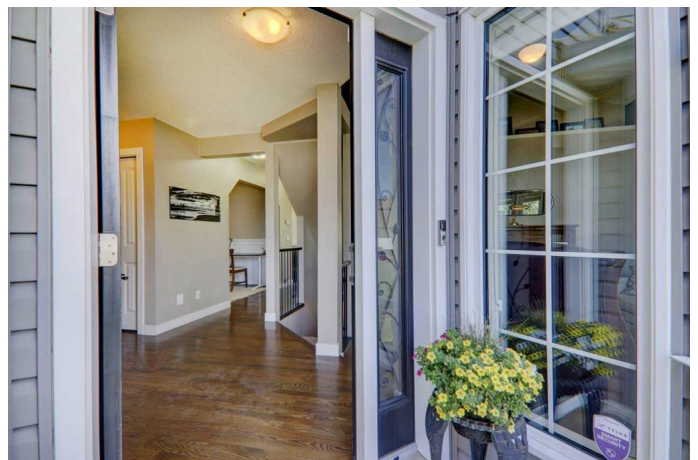
\$874,900

4 Bedroom, 4.00 Bathroom, 2,004 sqft

Residential on 0.12 Acres

Arbour Lake, Calgary, Alberta

OPEN HOUSE SAT- 12-3 pm This beautiful and fully renovated Arbour Lake home boasts over 2,796 sq ft of living space, including a fabulous developed walk-out that overlooks a serene, south-facing garden and green space. The quality craftsmanship is evident throughout, with numerous built-ins and stunning hardwood flooring. The vaulted living room features a two-storey window, flooding the space with natural light, while the formal dining room is adorned with elegant wainscoting. The great room, complete with a fireplace and custom built-ins, offers a cozy yet sophisticated atmosphere. The upgraded kitchen is a chef's dream, featuring granite countertops, a mosaic tile backsplash, under-cabinet lighting, a walk-in pantry, and stainless steel appliance package, including a gas stove. On the upper level, the primary suite is a true retreat. It includes an amazing 5-piece en-suite with a jetted tub, large shower, dual sinks, and a walk-in closet. The primary bedroom also boasts a Juliet balcony, a sitting area, and a fireplace, creating a luxurious and relaxing space. Additionally, there are two more bedrooms on the upper level, conveniently located near a 4-piece bathroom and a laundry area. The walk-out level offers even more living space with a fourth bedroom, a cozy media room with a fireplace, a spacious office, a 4-piece bathroom, and plenty of storage. This level is perfect for guests or additional family members. Over the years, this home has undergone significant upgrades,



including windows, siding, roof, furnace (2020), hot water tank (2024), decking, and a water softener. The heated garage features a professionally finished polyaspartic coating on the floor, adding both durability and style. Combining elegance, comfort, and modern amenities, this stunning estate home is perfect for discerning buyers seeking a beautifully renovated property in a peaceful and picturesque setting. The Arbour Lake community has it all: Schools, a pristine lake brimming with rainbow trout, neighborhood parks, spectacular mountain views, and a regional bike and walkway path carved through rolling hills. Swimming, boating, fishing, ice skating, concession stands, community events, and much more. As the only lake community in Northwest Calgary, Arbour Lake offers an unparalleled quality of living. At its center lies a pristine ten-acre lake, creating a unique and tranquil environment for its residents. Your activities are only limited by your imagination

Built in 1992

Essential Information

MLS® #	A2150300
Price	\$874,900
Sold Price	\$911,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,004
Acres	0.12
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	49 Arbour Summit Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3W1

Amenities

Amenities	Beach Access
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Faces Front

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Pantry, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2024
Date Sold	July 21st, 2024
Days on Market	4
Zoning	R-C2

HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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