

\$2,200,000 - 33 Arbour Estates View Nw, Calgary

MLS® #A2157863

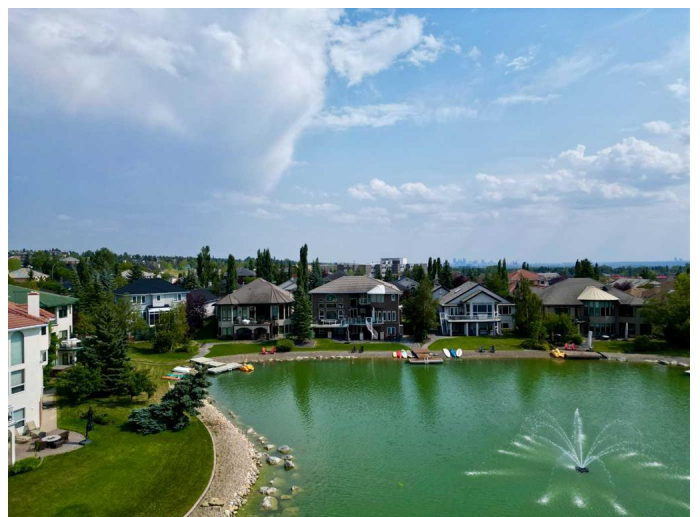
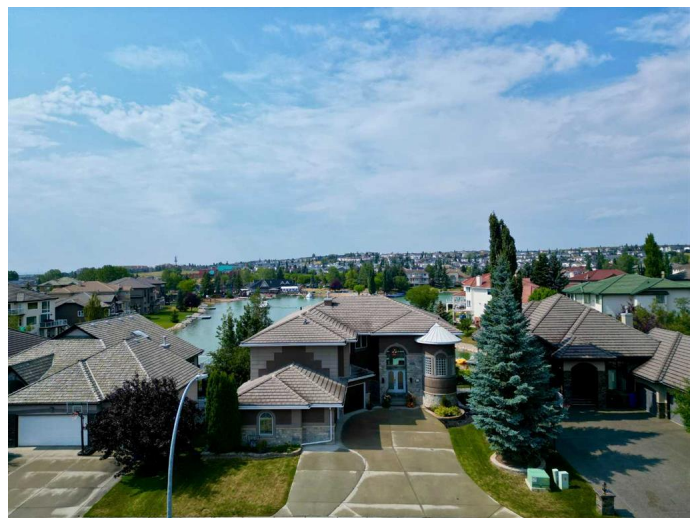
\$2,200,000

5 Bedroom, 5.00 Bathroom, 4,114 sqft

Residential on 0.23 Acres

Arbour Lake, Calgary, Alberta

Welcome to this phenomenal abode, backing onto the stunning Arbour Lake where luxury and comfort come together in perfect harmony. Stepping inside, you are greeted with the heart of the home, the great room, a breathtaking space that epitomizes open-concept living. Gleaming hardwood floors stretch across the main floor, reflecting the natural light that pours in from the large windows. These windows not only flood the room with light but also offer panoramic views of the lake and the expansive back deck. The vaulted ceilings enhance the room's spaciousness, while the grand fireplace with a stone surround and wooden mantle serves as a stunning focal point. Adjacent to the great room, you'll find a large dining room, perfect for hosting gatherings. Step outside to your backyard oasis, where you'll enjoy direct access to the lake. The shared dock provides year round enjoyment with skating in the winter and swimming/water activities in the summer. This outdoor living space is truly an extension of the home, offering endless opportunities to relax and enjoy nature. The chef's kitchen is a culinary dream, equipped with top-of-the-line appliances, including a steam oven, double Wolf ovens, double Sub-Zero refrigerators and dishwashers (x2), microwave oven, and a commercial gas stove with a hood fan. The massive island, complete with raised breakfast bar seating is perfect for meal prep while ceiling-height cabinetry provides ample storage. The wet bar with a Sub-Zero bar



fridge and built-in Miele coffee maker adds a touch of luxury. The adjacent eating nook and sunroom is the perfect spot to start your day, with gorgeous lake views, a cozy fireplace, and access to the expansive back deck. Upstairs, the luxury continues with two large bedrooms, each featuring spacious walk-in closets. They share a well-appointed 4pc Jack & Jill bathroom with dual vanities, ensuring plenty of space for morning routines. The den/rec room space offers additional versatility, whether you need a playroom, home office, or extra living space. The primary bedroom is a true retreat, with an expansive walk-in closet, dual vanities, soaking tub, private WC, and a standalone shower. This space is designed for relaxation and comfort, providing a peaceful sanctuary at the end of the day. The fully finished basement complete with in-floor heating features an illegal suite with a full laundry space, a kitchen boasting an expansive island, stainless steel appliances, a Miele dishwasher, and everything needed for independent living or guest accommodation. The living room and dining area open to an expansive patio space, offering additional outdoor living. Large windows flood the basement with light, while a large den can easily serve as a bedroom, fitness room or home theatre. Two more bedrooms and 4pc bathroom complete this level. The triple car, heated garage is equipped with epoxy flooring, brand new garage doors and custom-built ins provide ample storage and organization. Boasting luxury at every corner.

Built in 1998

Essential Information

MLS® #	A2157863
Price	\$2,200,000
Sold Price	\$2,160,000

Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	4,114
Acres	0.23
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	33 Arbour Estates View Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G3Z9

Amenities

Amenities	Racquet Courts
Parking Spaces	4
Parking	Triple Garage Attached

Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	None
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Awning(s), Dock, Storage
Lot Description	Back Yard, Few Trees, Lake, Lawn, No Neighbours Behind, Landscaped, Rectangular Lot
Roof	Clay Tile
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	September 18th, 2024
Days on Market	34
Zoning	R-C1
HOA Fees	263.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.