

# \$949,900 - 12 Arbour Crest Mount Nw, Calgary

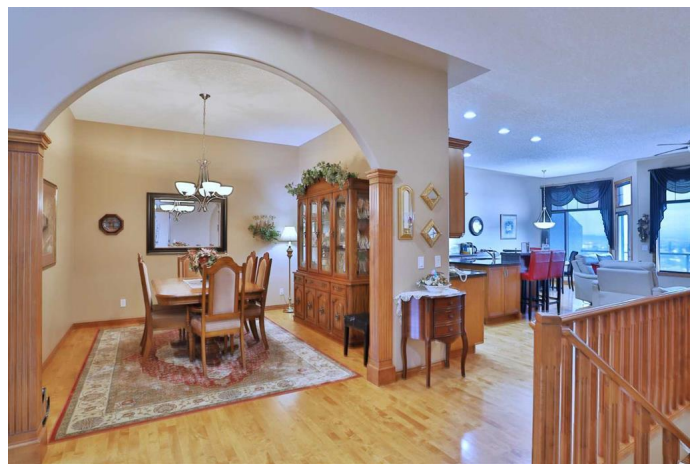
MLS® #A2159373

**\$949,900**

3 Bedroom, 3.00 Bathroom, 1,769 sqft  
Residential on 0.12 Acres

Arbour Lake, Calgary, Alberta

Rare opportunity to make your home in this exclusive enclave of upscale homes custom-built by Lupi Luxury Homes in Northwest Calgary's only lake community. Perched on the ridge surrounded by panoramic views of the mountains & Canada Olympic Park, this truly amazing villa is a sight-to-behold...& offers 3 lovely bedrooms & 3 full baths, rich hardwood floors & central air, stylish gourmet kitchen with granite countertops & finished walkout level with infloor heating. Complemented by 10ft ceilings & an expanse of windows, the main floor of this amazing home enjoys a free-flowing open concept design highlighted by the gracious living room with toasty gas fireplace, elegant formal dining room with columns & dining nook with access onto the recently refinished (with Duradek in 2023) balcony. The gorgeous kitchen has a walk-in pantry, centre island with raised bar & upgraded black appliances including the cooktop stove & built-in oven. The owners' retreat is your relaxing private sanctuary & comes complete with large walk-in closet & jetted tub ensuite with tile floors, double vanities & separate shower. The walkout level - with 9ft ceilings & infloor heating, is beautifully finished with a big open games/rec room, 2 bedrooms & full bathroom, media room with French doors & exercise room. Main floor also has dedicated home office with French doors, another full bath with shower & laundry room with built-in cabinets, sink & LG steam washer/dryer. Additional



extras & features: custom window coverings, underground sprinklers, remote-controlled retractable awning & gas BBQ line on the balcony, concrete tile roof, new hot water tank in 2018, storage shed for your gardening tools in the backyard & no monthly maintenance fees. Premier location within walking distance to bus stops & just minutes to neighbourhood schools & the lake (with its year-round activities including boating & fishing, ice skating, beach, tennis courts & more), easy access to Crowfoot Centre & LRT, University of Calgary & Foothills Medical Centre, plus quick commute to downtown.

Built in 2000

### **Essential Information**

MLS® #	A2159373
Price	\$949,900
Sold Price	\$965,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,769
Acres	0.12
Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Sold

### **Community Information**

Address	12 Arbour Crest Mount Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5A3

### **Amenities**

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Oversized

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Awning(s), Balcony, BBQ gas line, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Environmental Reserve, Front Yard, Greenbelt, No Neighbours Behind, Landscaped, Underground Sprinklers, Rectangular Lot, Views
Roof	Concrete
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 22nd, 2024
Date Sold	October 11th, 2024
Days on Market	50
Zoning	R-CG
HOA Fees	262.50
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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