

\$898,000 - 168 Arbour Lake Hill Nw, Calgary

MLS® #A2168056

\$898,000

4 Bedroom, 3.00 Bathroom, 2,165 sqft

Residential on 0.09 Acres

Arbour Lake, Calgary, Alberta

Welcome to the epitome of luxurious living in Arbour Lake—a coveted community boasting lush greenery and tranquil lakeside vistas. This exquisite family home is ready for immediate possession, Over 50k in upgrades, featuring Main floor bedroom with 3pec bathroom and an array of high-end amenities. Spanning over 2165+ square feet of developed space on the main floor, with an additional 840 square feet awaiting your creative touch in the lower level, a private backyard retreat with no neighbors behind, this residence exudes modern elegance and sophistication. Step inside to discover a sunlit open floor plan, accentuated by sleek architecture and upscale finishes that redefine the essence of luxury. The main floor boasts a spacious bedroom with an upgraded bathtub in the adjacent bathroom. The gourmet kitchen is a chef's delight, equipped with state-of-the-art appliances, premium countertops, and abundant storage space. A generous central island with an eating bar overlooks the sunny great room and dining area, perfect for entertaining guests or relaxing with family. Ascending to the second floor, you'll find a sizable center bonus room, ideal for cozy family movie nights. Two oversized secondary bedrooms, a 5 pec bathroom with dual vanity, and a convenient laundry room accompany the master suite, complete with a walk-in closet and a luxurious 5-piece ensuite. Every aspect of this home is meticulously designed for both comfort and functionality. Nestled in a well-established neighborhood,



and privacy lot with no neighbours at back, residents enjoy access to a picturesque ten-acre lake, year-round mountain views, shopping venues, dog parks, and scenic walking paths. With quick access to Stoney Trail, major highways, public transportation, top-rated schools, and all the amenities Calgary has to offer, this location epitomizes convenienceDon't miss the chance to own a piece of paradise in Arbour Lake. Your dream home awaitsâ€”schedule a private tour with your realtor today and embark on the journey to extraordinary living.

Built in 2024

Essential Information

MLS® #	A2168056
Price	\$898,000
Sold Price	\$885,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,165
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	168 Arbour Lake Hill Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0H1

Amenities

Amenities	Beach Access, Boating, Clubhouse, Picnic Area, Playground, Pool
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, Open Floorplan, High Ceilings, No Animal Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Cooktop, Built-In Gas Range, Built-In Coffee Maker
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Playground
Lot Description	Back Lane, Irregular Lot
Roof	Asphalt Shingle
Construction	Asphalt, Concrete, Vinyl Siding
Foundation	Poured Concrete



Additional Information

Date Listed	September 25th, 2024
Date Sold	November 8th, 2024
Days on Market	44
Zoning	R-G
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Skyrock
----------------	---------

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