

# \$2,099,500 - 99 Arbour Vista Road Nw, Calgary

MLS® #A2234072

**\$2,099,500**

6 Bedroom, 6.00 Bathroom, 3,403 sqft

Residential on 0.18 Acres

Arbour Lake, Calgary, Alberta

An OUTSTANDING OPPORTUNITY to own a Grand Family HILLTOP Home with VIEWS to Mountains, COP & Downtown from both levels & basement in a Desirable community of ARBOUR LAKE. Living same family since Custom built, Awe inspiring & Luxurious Walkout Home wi living area 5600sft plus, Open to below 900sft is flooded by Natural lights. MAIN FLOOR : Open to below wi formal Living & Dinning room on the sides, Ensuite Master bedroom & Family room Open to below leads to Sunny South side Backyard & Huge deck, Spacious kitchen, Mini bar, Office, Powder room & Laundry cum Pantry including cabinets and a Attached Triple garage. SECOND FLOOR : Ensuite Master bedroom, 2 Bedrooms with jack & Jill bath & Reading nook/ work station . BASEMENT : Two Bedrooms, Full bath, Half bath, Media room, Games room, Rec. room, Bar, Dinning room & Spiced kitchen (without permit) leads to another Deck & South backyard. Walking distance to Lake, Shopping center, Park, Playground & Schools are nearby. Floor Plan attached to supplements. Checkout 3D tour, Video & Photos for interiors. Exceptional CRAFTSMANSHIP.

Built in 2002

## Essential Information

MLS® #	A2234072
Price	\$2,099,500



Bedrooms	6
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	3,403
Acres	0.18
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	99 Arbour Vista Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5G3

### Amenities

Amenities	Party Room, Picnic Area, Recreation Facilities, Boating
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	6

### Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), French Door, Master Downstairs, Recreation Facilities, Smart Home
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Gas Cooktop, Gas Water Heater, Humidifier, Microwave, Refrigerator, Washer, Window Coverings, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Freezer, ENERGY STAR Qualified Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Pie Shaped Lot, Private, Views, Environmental Reserve
Roof	Cedar Shake
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 25th, 2025
Days on Market	1
Zoning	R-C1
HOA Fees	268
HOA Fees Freq.	ANN

## Listing Details

Listing Office	URBAN-REALTY.ca
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