# \$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 CRAFSMANSHIP.







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 Boating, Party Room, Picnic Area, Recreation Facilities

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, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Master Downstairs, Recessed Lighting, Recreation Facilities, Separate Entrance, Smart

Home, Soaking Tub, Storage, Walk-In Closet(s)

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

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Private Yard

2

Lot Description Environmental Reserve, Landscaped, Pie Shaped Lot, Private, Views

Roof Cedar Shake

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 25th, 2025

Days on Market 130 Zoning R-C1

HOA Fees 268

HOA Fees Freq. ANN

## **Listing Details**

Listing Office URBAN-REALTY.ca

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