

# \$1,165,000 - 126 Arbour Vista Road Nw, Calgary

MLS® #A2243531

**\$1,165,000**

4 Bedroom, 4.00 Bathroom, 2,420 sqft

Residential on 0.12 Acres

Arbour Lake, Calgary, Alberta

OPEN HOUSE SUNDAY AUG 10, 1-3 PM...WELCOME TO THIS BEAUTIFULLY MAINTAINED, STUNNING DETACHED 2-STOREY RESIDENCE, OFFERING A TOTAL OF 3,550 SQ. FT. OF ELEGANT LIVING SPACE IN THE SOUGHT-AFTER ARBOUR LAKE COMMUNITY. 9'™ CEILINGS AND A GRAND OPEN STAIRWELL WITH LARGE WINDOWS FROM FLOOR TO CEILING PROVIDES A WARM WELCOME. THIS IMMACULATE HOME IS DESIGNED FOR BOTH COMFORT AND STYLE, FEATURING A SPACIOUS KITCHEN, WITH A BREAKFAST BAR ADORNED BY LUXURIOUS GRANITE COUNTERTOPS, CERAMIC COOKTOP STOVE, BUILT-IN WALL OVEN, RAISED DISHWASHER, LARGE WALK-THROUGH PANTRY, AND SLEEK SLATE TILE FLOORING. ENJOY THE BRIGHT EATING AREA, COMPLETE WITH A BUILT-IN OFFICE DESK AND DIRECT ACCESS TO THE DECK THROUGH DOUBLE GARDEN DOORS—PERFECT FOR MORNING COFFEE OR AL FRESCO DINING. THIS MAINTENANCE FREE SW FACING DECK IS ENCIRCLED BY LARGE TREES PROVIDING A PICTURESQUE LUSH BACKDROP AND TRANQUILITY IN YOUR OWN BACKYARD. ENTERTAIN GUESTS IN THE LARGE DINING ROOM LOCATED ADJACENT TO THE KITCHEN FOR EFFORTLESS HOSTING. THE INVITING FOYER SETS A WELCOMING TONE, FLOWING



SEAMLESSLY INTO THE BRIGHT, OPEN LIVING ROOM WITH ITS 9 FT. CEILINGS AND A STUNNING GAS FIREPLACE, SET WITHIN A STRIKING WALL OF WINDOWS THAT FLOOD THE SPACE WITH NATURAL LIGHT. THE ARCHITECTURAL BEAUTY OF AN OPEN STAIRCASE, ENHANCED BY MAPLE AND WROUGHT IRON RAILINGS, LEADS YOU UPSTAIRS. RETREAT TO THE MASTER SUITE, COMPLETE WITH A SPA-INSPIRED ENSUITE FEATURING A LARGE CORNER JETTED SOAKER TUB, SEPARATE SHOWER, DUAL VANITIES ON EITHER SIDE OF THE TUB, AND DIRECT ACCESS TO A GENEROUSLY SIZED WALK-IN CLOSET. ADDITIONAL TWO LIBERAL SIZE BEDROOMS, ANOTHER 4-PC BATH AND A LARGE BRIGHT BONUS ROOM COMPLETES THE UPPER FLOOR. FOR RELAXATION OR QUIET PRODUCTIVITY, THE BRIGHT, SE-FACING UPPER-LEVEL BONUS ROOM OFFERS PERFECT SECLUSION FROM BOTH THE MAIN LIVING ROOM AND THE LOWER-LEVEL FAMILY AREA. FULLY DEVELOPED WALKOUT BASEMENT INCLUDES A LARGE RECREATION ROOM, SPACIOUS BEDROOM WITH A LARGE WALK IN CLOSET, A 4-PIECE BATH, AND A REMOTE-CONTROLLED FIREPLACE WITH AN ATTRACTIVE STONEWORK. ADDITIONAL HIGHLIGHTS INCLUDE A FULLY INSULATED AND HEATED DOUBLE GARAGE WITH BUILT IN CABINETS, AND A SUSPENDED NATURAL GAS HEATER. A CONVENIENT GARAGE DOOR OPENER WITH TWO REMOTES, ENSURING YOUR VEHICLES ARE WARM AND DRY YEAR-ROUND. WALKING DISTANCE TO CROWFOOT CENTRE AND TONS OF OTHER AMENITIES INCLUDING YMCA, PUBLIC LIBRARY, AND BOTH CATHOLIC AND PUBLIC ELEMENTARY/MIDDLE/HIGH SCHOOLS. LOCATED IN A VIBRANT LAKE

COMMUNITY WITH FULL LAKE AND  
COMMUNITY CENTER ACCESS.  
RECREATIONAL OPPORTUNITIES  
INCLUDE BOATING, FISHING, SKATING,  
TENNIS AND BEACH ACTIVITIES.  
RENOVATIONS- 2016: HOT WATER TANKS,  
2018: UPSTAIRS CARPET, LAMINATED  
WOOD IN BASEMENT, HARDOOD  
FLOORING MAIN LEVEL, 2021: BLINDS,  
2023: WASHER, BATHROOM  
RENOVATIONS 2024: SHOWER DOOR IN  
PRIMARY ENSUITE, 2025: NEW PAINT  
INSIDE/OUT, NEW FRIDGE, NEW  
MICROWAVE. THIS EXCEPTIONAL  
PROPERTY BLENDS COMFORT, STYLE,  
AND FUNCTION.

Built in 2001

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243531    |
| Price          | \$1,165,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,420       |
| Acres          | 0.12        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 126 Arbour Vista Road Nw |
| Subdivision | Arbour Lake              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |

Postal Code T3G 5G3

### Amenities

Amenities None  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home  
Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer  
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 BBQ gas line, Private Yard  
Lot Description Back Yard, Few Trees, Landscaped, Lawn  
Roof Cedar Shake  
Construction Brick, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed July 29th, 2025  
Days on Market 8  
Zoning R-CG  
HOA Fees 262  
HOA Fees Freq. ANN

### Listing Details

Listing Office D2S Real Estate Ltd

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