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

MLS® #A2243531

## \$1,165,000

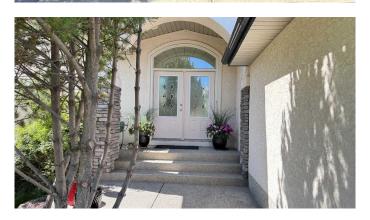
4 Bedroom, 4.00 Bathroom, 2,420 sqft Residential on 0.12 Acres

Arbour Lake, Calgary, Alberta

OPEN HOUSE SUNDAY, AUG 3RD 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. THOUGHTFUL TOUCHES SUCH AS THE TOE-KICK CENTRAL VACUUM DISPOSAL ADD MODERN CONVENIENCE. ENJOY THE BRIGHT EATING AREA, COMPLETE WITH A **BUILT-IN OFFICE DESK AND DIRECT** ACCESS TO THE DECK THROUGH DOUBLE GARDEN DOORSâ€"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 WIITH 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 T4N 0B4

### **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 2

Zoning R-CG HOA Fees 262 HOA Fees Freq. ANN

# **Listing Details**

# Listing Office D2S Real Estate Ltd

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