

# \$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      | 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 | 2                                        |
| Fireplaces      | Gas                                      |
| Has Basement    | Yes                                      |
| Basement        | Exterior Entry, Finished, Full, Walk-Out |

## Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Private Yard                                                      |
| 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 | 85              |
| Zoning         | R-C1            |
| HOA Fees       | 268             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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