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

MLS® #A2243531

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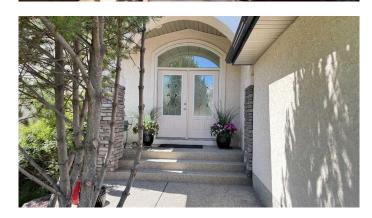
4 Bedroom, 4.00 Bathroom, 2,420 sqft Residential on 0.12 Acres

Arbour Lake, Calgary, Alberta

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 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 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 5

Zoning R-CG

HOA Fees 262

HOA Fees Freq. ANN

Listing Details

Listing Office D2S Real Estate Ltd

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