

\$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. 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
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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, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Cooktop
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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