# \$2,099,500 - 99 Arbour Vista Road Nw, Calgary

MLS® #A2234072

#### \$2,099,500

6 Bedroom, 6.00 Bathroom, 3,403 sqft Single Family 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 CRAFSMANSHIP. (id:6289)







Built in 2002

#### **Essential Information**

Listing # A2234072 Price \$2,099,500 Bedrooms 6

Bathrooms 6.00

Half Baths 2

Square Footage 3,403

Acres 0.18

Year Built 2002

Type Single Family

Sub-Type Freehold

### **Community Information**

Address 99 Arbour Vista Road Nw

Subdivision Arbour Lake

City Calgary
Province Alberta
Postal Code T3G5G3

#### **Amenities**

Amenities Park, Playground, Schools, Shopping, Water Nearby, Party Room,

**Recreation Centre** 

Features French door, Closet Organizers, No Animal Home, No Smoking Home,

Environmental reserve

Parking Spaces 6

Parking Attached Garage

# of Garages 3

View View

#### Interior

Appliances Washer, Refrigerator, Cooktop - Gas, Range - Electric, Dishwasher,

Dryer, Microwave, Freezer, Garburator, Oven - Built-In, Humidifier,

Window Coverings, Garage door opener, Water Heater - Gas

Heating Natural gas Forced air

Cooling Central air conditioning

Fireplace Yes

# of Fireplaces 2

# of Stories 2

Has Basement Yes

Basement Separate entrance, Walk out

#### **Exterior**

Exterior Brick, Stucco
Exterior Features Landscaped
Construction Wood frame

Foundation Poured Concrete

## **Listing Details**

Listing Office URBAN-REALTY.ca





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