

# \$1,995,000 - 16 Arbour Estates View Nw, Calgary

MLS® #A2258506

**\$1,995,000**

5 Bedroom, 3.00 Bathroom, 1,808 sqft

Single Family on 0.17 Acres

Arbour Lake, Calgary, Alberta

Amazing ultra quiet location, just a short walk to the lake! Welcome to Arbour Lake, a popular community situated in NW Calgary. Built by the owner himself, this custom home is offered for sale for the first time. This large walkout oozes space and functionality with its brilliantly designed floor plan. Stepping in to the main you'll find a stunning bright open plan featuring soaring vaulted ceilings over wide-open spaces. The kitchen boasts a large island with breakfast bar, oak cabinetry, impressive custom tile countertops and a built-in desk. You'll love the size of the primary bedroom with its large walk-in closet, and incredibly bright 5 pc ensuite. Also found on the expansive main floor are a second bedroom, 3-piece bath and convenient laundry room. The walkout offers amazing space with 9' ceilings, 3 additional bedrooms, tons of open space for entertaining, a large storage/mechanical room, cold room and an attached covered area for all your plants/hobbies. Additional highlights include a large deck off the kitchen, 2 fireplaces surrounded by built-ins, stair lights, and marble tops in all bathrooms. The insulated and drywalled triple attached garage has plenty room for all your vehicles and toys. Lake access provides year-round fun such as skating and ice fishing in winter, and in the summer months, you can enjoy the beach, swimming, paddle boats and fishing. All in an amenity rich neighbourhood close to numerous top-rated schools, YMCA, library, with



excellent shopping and dining nearby. A wonderful opportunity in a special community.  
(id:6289)

Built in 1998

**Essential Information**

Listing #	A2258506
Price	\$1,995,000
Bedrooms	5
Bathrooms	3.00
Square Footage	1,808
Acres	0.17
Year Built	1998
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	16 Arbour Estates View Nw
Subdivision	Arbour Lake
City	Calgary
Province	Alberta
Postal Code	T3G4E2

**Amenities**

Amenities	Playground, Schools, Shopping, Water Nearby
Features	See remarks
Parking Spaces	3
Parking	Attached Garage
# of Garages	3

**Interior**

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	1

Has Basement	Yes
Basement	Walk out

**Exterior**

Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

**Listing Details**

Listing Office	Stonemere Real Estate Solutions
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