



**GRASSROOTS**  
REALTY GROUP

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99 Arbour Vista Road NW  
Calgary, Alberta

MLS # A2234072



**\$2,099,500**

|           |                                                                   |        |                   |
|-----------|-------------------------------------------------------------------|--------|-------------------|
| Division: | Arbour Lake                                                       |        |                   |
| Type:     | Residential/House                                                 |        |                   |
| Style:    | 2 Storey                                                          |        |                   |
| Size:     | 3,403 sq.ft.                                                      | Age:   | 2002 (23 yrs old) |
| Beds:     | 6                                                                 | Baths: | 4 full / 2 half   |
| Garage:   | Triple Garage Attached                                            |        |                   |
| Lot Size: | 0.18 Acre                                                         |        |                   |
| Lot Feat: | Environmental Reserve, Landscaped, Pie Shaped Lot, Private, Views |        |                   |

|             |                                                                                                                                                                                                                                                                                                                                                                                     |            |      |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                                                                                                                                                                                                                                                                                                                             | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile                                                                                                                                                                                                                                                                                                                                                                | Sewer:     | -    |
| Roof:       | Cedar Shake                                                                                                                                                                                                                                                                                                                                                                         | Condo Fee: | -    |
| Basement:   | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade                                                                                                                                                                                                                                                                                                                          | LLD:       | -    |
| Exterior:   | Brick, Stucco, Wood Frame                                                                                                                                                                                                                                                                                                                                                           | Zoning:    | R-C1 |
| Foundation: | Poured Concrete                                                                                                                                                                                                                                                                                                                                                                     | Utilities: | -    |
| 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, Primary Downstairs, Recessed Lighting, Recreation Facilities, Separate Entrance, Smart Home, Soaking Tub, Storage, Walk-In Closet(s) |            |      |
| Inclusions: | N/A                                                                                                                                                                                                                                                                                                                                                                                 |            |      |

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.