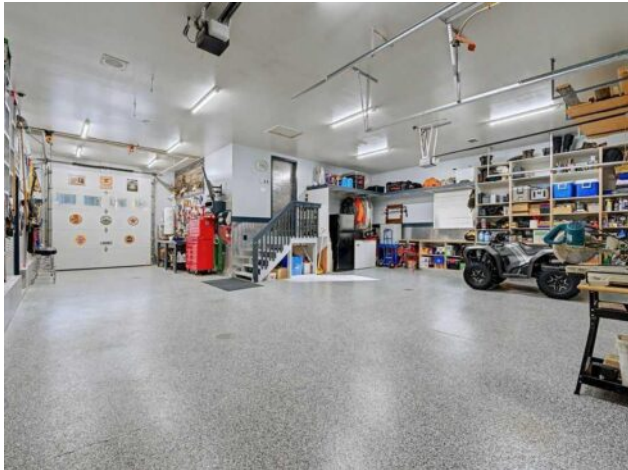




**151 Arbour Vista Road NW
Calgary, Alberta**

MLS # A2292555

\$1,275,000



Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,356 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Heated Garage, Quad or More Attached, Tandem		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Landscaped, Pie Shaped Lot, Underground S		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), Wired for Sound

Inclusions: TV in Living Room, Speakers Throughout home, Lower level Refrigerator and Dishwasher, Garage: Refridgerator, TV, Stereo, Shelving

Rare opportunity in Arbour Vista, Arbour Lake featuring one of the community's most impressive quad garages—a workshop-quality space with heated floors, epoxy coating, floor drains, and 11-foot ceilings ideal for a hoist, designed for car enthusiasts, hobbyists, or the ultimate man cave. Situated in the exclusive Arbour Vista enclave of Arbour Lake, this custom-designed home offers over 3,188 sq ft of total developed living space and is truly move-in ready. From the moment you enter, the elegant, curved staircase, rich hardwood flooring, and extensive built-in cabinetry create a sense of timeless quality and comfort. The heart of the home is the spacious open-concept kitchen featuring a large island, updated appliances including a gas cooktop, and a convenient walkthrough pantry to the garage—perfect for everyday living and entertaining. The bright living room showcases large windows, built-in cabinetry, and a cozy fireplace, while the dining area opens to a deck and patio ideal for summer gatherings. A generous main-floor office provides the perfect work-from-home setup. Upstairs, enjoy stunning mountain views from the primary retreat and bonus room, while the primary suite features dual walk-in closets with built-ins and a luxurious five-piece ensuite. Two additional bedrooms and a spacious bonus room complete the upper level. The fully finished basement features in-floor heating and an entertainment area complete with a wet bar, fridge, and dishwasher—perfect for hosting family and friends. The lower level also includes a large bedroom, four-piece bathroom, and a utility room with ample storage space. The home is equipped with air conditioning, surround sound, a sprinkler system, and numerous thoughtful upgrades throughout. The exceptional quad garage also features heated floors, floor drains, an oversized door, epoxy flooring,

checker plate aluminum wall finishes, and a rear door leading to an additional parking pad—an incredibly rare feature in the area. Parking for 8 vehicles on property. Experience the lifestyle that comes with living in Arbour Lake, Calgary’s only lake community, offering year-round recreation including swimming, fishing, boating, and winter skating, along with convenient shopping and dining at Crowfoot Village and quick access around the city or out to the mountains. This is a rare opportunity to enjoy space, craftsmanship, and an unbeatable lifestyle in one of Calgary’s most desirable lake communities. Kitchen appliances new in 2018, Full boiler system updated within last 7-10 years.