

# \$699,900 - 71 Arbour Wood Close Nw, Calgary

MLS® #A2240666

**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,195 sqft

Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

Impressive curb appeal and AWESOME location with this 3 bdrm, nearly 2,300 sq ft, Bungalow in Arbour Lake! The roof, siding, high-efficiency furnace and hot water tank, and full replacement of all Poly-B water lines have all been completed within the last several years. Inside, the Main floor boasts oak hardwood flooring throughout, impressive vaulted ceiling, and spacious living, dining and family room areas. The Kitchen features custom cabinetry, granite countertops, large central island and black appliances. The LARGE Primary Bedroom includes custom closet built-ins, and 3-piece ensuite spa bath with large soaker tub and separate vanity. The fully developed Lower level includes two large bedrooms, each with custom built-ins, durable cork flooring, a large theatre/recreation room and wet-bar area. There's also a laundry room that shares space with the 3-piece basement bath, complete with a travertine walk-in shower. Outside, you'll love the HUGE pressure-treated wood deck with privacy louvers and plenty of space for Summer BBQ's and outdoor lounging. There are also beautiful flower beds, mature trees including fruit bearing trees, and backyard storage shed. An aluminum front porch also allows for low maintenance living. ALSO the double garage is fully equipped with an insulated door, 240V power, and built-in heating for year round use. Just a quick walk to year-round Lake access, including swimming, skating, fishing, a small beach, Pickleball Courts, playground space



and community events. And surrounded by great schools, Crowfoot shopping, LRT, parks, and major roads like Nose Hill Drive and Stoney Trail for easy access to the rest of Calgary or out West to the Rocky Mountains. This home is a great opportunity!

Built in 1995

### **Essential Information**

MLS® #	A2240666
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,195
Acres	0.11
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	71 Arbour Wood Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4A8

### **Amenities**

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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