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

MLS® #A2258506

# \$1,995,000

5 Bedroom, 3.00 Bathroom, 1,808 sqft Residential 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.

#### Built in 1998

### **Essential Information**

MLS® # A2258506 Price \$1,995,000

Bedrooms 5
Bathrooms 3.00
Full Baths 3

Square Footage 1,808 Acres 0.17 Year Built 1998

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 16 Arbour Estates View Nw

Subdivision Arbour Lake

City Calgary
County Calgary
Province Alberta
Postal Code T3G 4E2

#### **Amenities**

Amenities Boating

Parking Spaces 3

Parking Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, High

Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks,

Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Private Yard

Lot Description Landscaped, See Remarks

Roof Cedar Shake

Construction Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed September 30th, 2025

Days on Market 35

Zoning R-CG

HOA Fees 289

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Stonemere Real Estate Solutions

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