

222 Arbour Lake View NW Calgary, Alberta

MLS # A2225728



\$949,900

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| Division: | Arbour Lake | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,339 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 5 | Baths: | 4 |
| Garage: | Double Garage Attached, Insulated, Oversized | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Garden, Landscaped, Level, Low Maintenance Landscaping | | |

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| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to this exceptional and rare 4-bedroom upper-level home, perfectly positioned across from serene green space, a playground, a pond, and walking paths. Step inside to discover soaring 9' ceilings and luxury vinyl plank flooring throughout the main floor. The open-concept design creates a bright and airy atmosphere. The kitchen boasts stainless steel appliances, quartz countertops, two-toned cabinetry, a central island with an eating bar, and a convenient walk-through pantry. Adjacent, the spacious dining area flows seamlessly to the professionally landscaped backyard through large sliding glass doors — perfect for indoor-outdoor living. The inviting living room offers flexible layout options to suit your style and needs. A true standout on the main floor is the versatile den and full 3-piece bathroom, providing the perfect setup for guests, a home office, or multi-generational living. Upstairs, you'll find a rare 4-bedroom plus bonus room layout — ideal for growing families. The two front bedrooms enjoy stunning mountain views, while the third bedroom features its own walk-in closet. A beautifully appointed 5-piece bathroom with dual sinks and quartz countertops serves the secondary bedrooms. Two large linen closets ensure ample storage. The spacious primary suite comfortably accommodates king-sized furniture and features a luxurious 5-piece ensuite with a 10mm glass shower, soaker tub, dual vanities, private water closet, and a walk-in closet. The fully finished basement adds even more living space with a fifth bedroom, 4-piece bathroom, large family/rec room, dedicated laundry area, and generous storage. This home is turnkey, having been freshly painted and professionally cleaned. Enjoy low-maintenance landscaping in the fully fenced backyard, complete with artificial turf and a new, oversized deck — perfect for summer entertaining.

Additional features include Hardie Board siding, brand-new custom blinds throughout, rough-in for a water softener, and rough-in for central A/C. Located in a vibrant, well-established community offering a picturesque 10-acre lake, mountain views, and a network of regional walking and biking paths that weave through rolling hills. Enjoy quick and convenient access to Stoney Trail, Crowchild Trail, Crowfoot LRT Park & Ride and all the amenities you need.