

**133 Arbour Lake Hill NW**  
**Calgary, Alberta**

**MLS # A2304249**



**\$895,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,066 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this exceptional, like-new home in the highly coveted lake community of Arbour Lake - where modern design meets one of NW Calgary's most desirable lifestyles. This meticulously maintained home offers the rare opportunity to enjoy a newer build without the wait, in a fully established neighbourhood. Boasting over 2,000 square feet above grade, the main floor delivers both impact and functionality. The open-concept layout is anchored by a stunning kitchen featuring a large central island, abundant cabinetry, and a dedicated pantry - seamlessly connecting to the dining area and spacious living room, creating the perfect environment for entertaining or everyday living. A main floor office and full bathroom add versatility that today's buyers demand. Upstairs, the layout is designed with intention. A central bonus room provides separation and flexibility, ideal for a media space or family retreat. The primary suite is a true standout - generous in size with a walk-in closet and a well-appointed 5-piece ensuite. Two additional bedrooms, a full bathroom, and upper-level laundry complete a highly functional upper floor. The unfinished basement offers over 600 square feet of future potential - ready to be transformed to suit your lifestyle. What truly sets this home apart is its location. Arbour Lake is one of Calgary's only NW lake communities, offering year-round lake access, scenic pathways, parks, and mountain views - all while being minutes from schools, shopping, and transit. A rare combination: newer construction, proven location, and immediate availability. Opportunities like this in Arbour Lake don't come up often. Book your showing today!