

127 Arbour Summit Place NW Calgary, Alberta

MLS # A2343149



\$859,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,967 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Pie Shaped Lot, Street		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Dry Bar, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Skylight(s)		

Inclusions: gym mats, shed with shelving, pergola, chiminea, firepit, garden box (2), planter (2), rain barrel/chain, outdoor kitchen with smoker and burner, 3 Adirondack chairs

Welcome to this beautifully updated family home, tucked away on a quiet cul-de-sac and situated on an exceptional 0.23-acre pie-shaped lot. Offering over 2,900 sq. ft. of fully developed living space, this spacious home features 4 bedrooms upstairs, 3.5 bathrooms, an attached double garage, and a fully developed basement, with an incredible amount of space inside and out for a growing family. Step inside to a bright and inviting main floor featuring new flooring, skylights, open-to-above spaces, and multiple areas to gather and entertain. The spacious living room is warmed by a wood-burning fireplace, while the beautifully updated kitchen offers generous cabinetry and counter space, stainless steel appliances, and plenty of room for everyday family life. The kitchen connects naturally with the surrounding living spaces and provides easy access to the expansive backyard and deck. Upstairs, the highly desirable four-bedroom layout keeps the entire family on one level. The spacious primary retreat easily accommodates a king-sized bedroom suite and features a private ensuite with a jetted tub and separate shower. Three additional bedrooms and a full bathroom complete the upper floor. The fully developed basement adds even more versatility with a large recreation room, full bathroom, additional den/flex room, and plenty of storage. Whether used for movie nights, a home office, gym, playroom, or guest space, there is room to adapt as your needs change. The home has been thoughtfully updated throughout and offers the added peace of mind of no Poly-B plumbing. Outside, the nearly quarter-acre pie lot is truly something special. The expansive backyard offers plenty of room to entertain, garden, play, and enjoy long summer evenings around the fire. Thoughtful outdoor features are already in place, including garden boxes, a firepit area, and an outdoor

kitchen with smoker and burner, creating a backyard that is ready to be enjoyed from day one. Located in Arbour Lake, NW Calgary's only lake community, residents enjoy access to the private lake for swimming, boating, fishing, and skating, creating a true four-season lifestyle. Schools, parks, playgrounds, and pathways are all nearby, along with the shops, restaurants, and services of Crowfoot Crossing and convenient CTrain access. With its 0.23-acre lot, quiet cul-de-sac location, four bedrooms upstairs, extensive updates, and over 2,900 sq. ft. of developed space, this is a rare opportunity to enjoy an exceptional family home and one of NW Calgary's most desirable community lifestyles.