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107 Arbour Vista Road NW
Calgary, Alberta

MLS # A2352832

$1,499,990

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,757 sq.ft.	**Age:**	2004 (22 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Clay Tile	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Stucco	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	French Door, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Elegantly situated on one of Arbour Lake’s most prestigious ridge locations, this exceptional custom-built residence offers a rare blend of timeless elegance, refined living, and breathtaking panoramic views of the Rocky Mountains, Canada Olympic Park, and downtown Calgary. A grand open-to-above foyer welcomes you into an impressive interior featuring a sunlit formal living room with expansive multi-level windows, a private main-floor office, a spacious family room, and a chef-inspired kitchen with a generous centre island, ideal for both everyday living and elegant entertaining. The upper level boasts four generously sized bedrooms, including a tranquil primary retreat designed for comfort and relaxation. An attached triple garage and a full, undeveloped walkout basement with direct access to expansive private grounds offer exceptional space and endless possibilities. Ideally located just moments from Arbour Lake, top-tier schools, Crowfoot Crossing, and convenient LRT access, this distinguished property presents an exceptional opportunity to experience elevated living in one of northwest Calgary’s most sought-after estate communities.

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