

# \$1,099,900 - 82 Arbour Vista Road Nw, Calgary

MLS® #A2225557

**\$1,099,900**

4 Bedroom, 3.00 Bathroom, 2,376 sqft  
Residential on 0.13 Acres

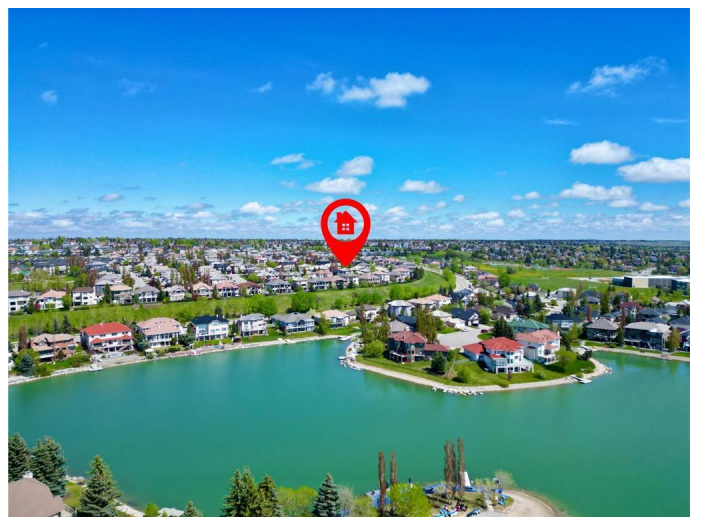
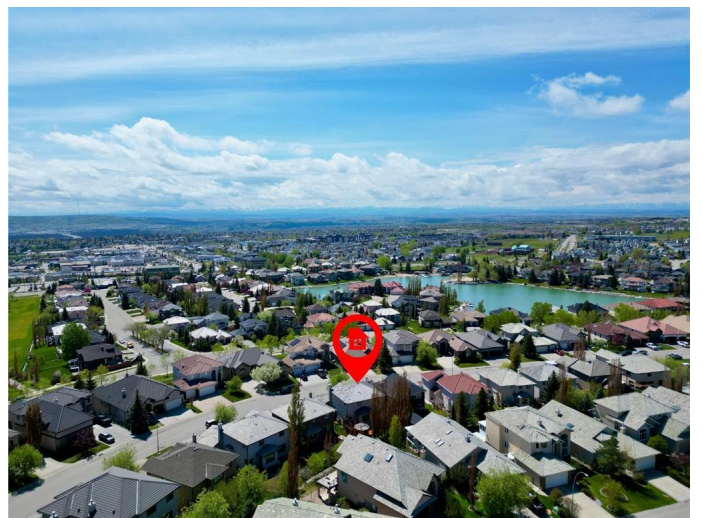
Arbour Lake, Calgary, Alberta

Welcome to this lovingly cared for home in the heart of Arbour Lake—an incredible opportunity to live on one of the most sought-after streets in the community.

Perfectly perched in Calgary's only NW lake community, this residence offers an unparalleled lifestyle with private lake access, top-tier amenities, and a warm sense of neighborhood charm. From the moment you arrive, the curb appeal is striking—set on a quiet street, with a triple car garage and framed by mature landscaping. Step through the front entrance and you'll immediately feel the generous sense of space, beginning with a bright and inviting formal dining room that overlooks the manicured front yard.

Whether you're hosting intimate dinner parties or large holiday gatherings, this space lends itself beautifully to entertaining. The heart of the home is the open-concept kitchen.

Anchored by a large central island with raised breakfast bar seating. You'll love the abundance of cabinetry, sleek countertops, and the spacious walk-through pantry that keeps everything organized and within easy reach. The kitchen flows seamlessly into the sunny eating nook and the adjoining living room, creating the perfect backdrop for everyday living and casual gatherings alike. A tile-surround fireplace with a classic wooden mantle anchors the living space, offering warmth and comfort during Calgary's cooler months. From the eating nook, step outside to your private backyard oasis.



Designed for ultimate outdoor enjoyment, the tiered deck is an entertainer's dream complete with a gazebo, surrounded by mature trees that offer privacy and shade. This backyard offers a true retreat, ideal for both relaxation and play. A 2pc powder room completes this main floor. Upstairs, the second level continues to impress with breathtaking mountain views and a thoughtful layout. The spacious primary suite is a true sanctuary, featuring dual walk-in closets and a spa-inspired 5-piece ensuite. A double vanity, stand alone shower, jetted tub, private water closet, and warm finishes add to the luxury feel. Three additional generously-sized bedrooms share a well-appointed 4-piece bathroom, offering flexibility for family, guests, or home office space. The sprawling undeveloped basement is ready to be transformed into your personal vision—whether that's a home theatre, fitness area, or recreational space, the possibilities are endless. This beautiful home combines exceptional quality, location, and lifestyle. With lake privileges, mountain views, and room to grow, pride of ownership is seen throughout.

Built in 2001

### **Essential Information**

MLS® #	A2225557
Price	\$1,099,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,376
Acres	0.13
Year Built	2001
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	82 Arbour Vista Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4N9

### **Amenities**

Amenities	Other
Parking Spaces	3
Parking	Double Garage Attached
# of Garages	3

### **Interior**

Interior Features	Breakfast Bar, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Built-In Oven, Electric Cooktop, Garburator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot
Roof	Cedar Shake
Construction	Brick, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	17
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.