

# \$699,900 - 71 Arbour Wood Close Nw, Calgary

MLS® #A2240666

**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,195 sqft

Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

Impressive curb appeal and AWESOME location with this 3 bdrm, nearly 2,300 sq ft, Bungalow in Arbour Lake! The roof, siding, high-efficiency furnace and hot water tank, and full replacement of virtually all Poly-B water lines have all been completed within the last several years. Inside, the Main floor boasts oak hardwood flooring throughout, impressive vaulted ceiling, and spacious living, dining and family room areas. The Kitchen features custom cabinetry, granite countertops, large central island and black appliances. The LARGE Primary Bedroom includes custom closet built-ins, and 4-piece ensuite spa bath with lavish, LARGE soaker tub with SHOWER and separate vanity. The fully developed Lower level includes two large bedrooms, each with custom built-ins, durable cork flooring, a large theatre/recreation room and wet-bar area. There's also a laundry room that shares space with the 3-piece basement bath, complete with a travertine walk-in shower. Outside, you'll love the HUGE pressure-treated wood deck with privacy louvers and plenty of space for Summer BBQ's and outdoor lounging. There are also beautiful flower beds, mature trees including fruit bearing trees, and backyard storage shed. An aluminum front porch also allows for low maintenance living. ALSO the double garage is fully equipped with an insulated door, 240V power, and built-in heating for year round use. Just a quick walk to year-round Lake access, including swimming, skating, fishing, a small



beach, Pickleball Courts, playground space and community events. And surrounded by great schools, Crowfoot shopping, LRT, parks, and major roads like Nose Hill Drive and Stoney Trail for easy access to the rest of Calgary or out West to the Rocky Mountains. This home is a great opportunity!

Built in 1995

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2240666    |
| Price          | \$699,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,195       |
| Acres          | 0.11        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 71 Arbour Wood Close Nw |
| Subdivision | Arbour Lake             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G 4A8                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Beach Access           |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings, Bar Fridge              |
| Heating           | Forced Air, Natural Gas                                                                                       |
| Cooling           | None                                                                                                          |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full                                                                                                |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                               |
| Lot Description   | Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                              |
| Construction      | Vinyl Siding, Wood Frame, Brick                              |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 50              |
| Zoning         | R-CG            |
| HOA Fees       | 263             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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