

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

MLS® #A2226963

**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,188 sqft  
Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

This immaculate executive bungalow, extensively updated with nearly \$200,000 in premium renovations. Tucked away on a quiet street in Calgary's ONLY NW private lake community, this home offers exceptional value, style, and functionality.

Every detail has been meticulously upgraded, including a new roof, new siding, high-efficiency furnace and hot water tank, and full replacement of all Poly-B water lines. The double garage is fully equipped with a new insulated door, 240V power, and built-in heating – ideal for year-round use.

Inside, the chef-inspired kitchen is a showstopper, featuring granite countertops, custom cabinetry, a generous island, and modern lighting. Enjoy rich oak hardwood flooring on the main level, while the fully developed basement offers two bedrooms, cork flooring, a stylish wet bar, and a spa-inspired travertine walk-in shower.

The primary suite is a private retreat, with an elegantly renovated ensuite and a luxurious half-bath for guests. Step outside to beautifully landscaped grounds, complete with fruit trees, a pressure-treated rear deck, a low-maintenance aluminum front porch, and a large private backyard with storage shed – perfect for summer entertaining.

Residents of Arbour Lake enjoy year-round



lake access, including swimming, skating, fishing, and community events. Located minutes from top-rated schools, Crowfoot shopping, LRT, parks, and major roadways, this home is the full package.

This home check every box. Don't wait! Move in and start living your best life in Arbour Lake. Book your private showing today!

Built in 1995

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2226963    |
| Price          | \$699,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,188       |
| 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      | Other  |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Heated Garage, Insulated |

# of Garages 2

## Interior

Interior Features Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Wet Bar, Master Downstairs

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Fruit Trees/Shrub(s)

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed June 3rd, 2025

Days on Market 14

Zoning R-CG

HOA Fees 263

HOA Fees Freq. ANN

## Listing Details

Listing Office RE/MAX iRealty Innovations

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