

71 Arbour Wood Close NW
Calgary, Alberta

MLS # A2226963



\$699,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,188 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

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

Inclusions: N/A

Open House on Saturday, June 7, 1-3pm 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!