

**168 Arbour Lake Hill NW**  
**Calgary, Alberta**

**MLS # A2168056**



**\$889,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,165 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

**Inclusions:** None

Price adjustment! \$8000 price reduced!!! Hurry Welcome to the epitome of luxurious living in Arbour Lake—a coveted community boasting lush greenery and tranquil lakeside vistas. This exquisite family home is ready for immediate possession, Over 50k in upgrades, featuring Main floor bedroom with 3pec bathroom and an array of high-end amenities. Spanning over 2165+ square feet of developed space on the main floor, with an additional 840 square feet awaiting your creative touch in the lower level, a private backyard retreat with no neighbors behind, this residence exudes modern elegance and sophistication. Step inside to discover a sunlit open floor plan, accentuated by sleek architecture and upscale finishes that redefine the essence of luxury. The main floor boasts a spacious bedroom with an upgraded bathtub in the adjacent bathroom. The gourmet kitchen is a chef's delight, equipped with state-of-the-art appliances, premium countertops, and abundant storage space. A generous central island with an eating bar overlooks the sunny great room and dining area, perfect for entertaining guests or relaxing with family. Ascending to the second floor, you'll find a sizable center bonus room, ideal for cozy family movie nights. Two oversized secondary bedrooms, a 5 pec bathroom with dual vanity, and a convenient laundry room accompany the master suite, complete with a walk-in closet and a luxurious 5-piece ensuite. Every aspect of this home is meticulously designed for both comfort and functionality. Nestled in a well-established neighborhood, and privacy lot with no neighbours at back, residents enjoy access to a picturesque ten-acre lake, year-round mountain views, shopping venues, dog parks, and scenic walking paths. With quick access to Stoney Trail, major highways, public transportation, top-rated schools, and all the amenities Calgary

has to offer, this location epitomizes convenience. Don't miss the chance to own a piece of paradise in Arbour Lake. Your dream home awaits—schedule a private tour with your realtor today and embark on the journey to extraordinary living.