



## 82 Arbour Vista Road Calgary Alberta

\$1,099,900

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 ...

Living room 17.58 Ft x 15.33 Ft

Dining room 15.75 Ft x 10.50 Ft

Kitchen 16.33 Ft x 13.42 Ft

Other 10.92 Ft x 10.17 Ft

2pc Bathroom Measurements not available

Primary Bedroom 15.67 Ft x 12.92 Ft

Bedroom 11.58 Ft x 9.67 Ft

Bedroom 11.58 Ft x 9.58 Ft

Bedroom 13.00 Ft x 9.58 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX First

<http://www.neustaedterteam.com/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net