



## 12 Arbour Crest Mount Calgary Alberta

\$999,900

Rare opportunity to make your home in this exclusive enclave of upscale homes custom-built by Lupi Luxury Homes in Northwest Calgary's only lake community. Perched on the ridge surrounded by panoramic views of the mountains & Canada Olympic Park, this truly amazing villa is a sight-to-behold...& offers 3 lovely bedrooms & 3 full baths, rich hardwood floors & central air, stylish gourmet kitchen with granite countertops & finished walkout level with infloor heating. Complemented by 10ft ceilings & an expanse of windows, the main floor of this amazing home enjoys a free-flowing open concept design highlighted by the gracious living room with toasty gas fireplace, elegant formal dining room with columns & dining nook with access onto the recently refinished (with Duradek in 2023) balcony. The gorgeous kitchen has a walk-in pantry, centre island with raised bar & upgraded black appliances including the cooktop stove & built-in oven. The owners' retreat is your relaxing private sanctuary & comes complete with large walk-in closet & jetted tub ensuite with tile floors, double vanities & separate shower. The walkout level - with 9ft ceilings & infloor heating, is beautifully finished with a big open games/rec room, 2 bedrooms & full bathroom, media room with French doors & exercise room. Main floor also has dedicated home office with French doors, another full bath with shower & laundry room with built-in cabinets, sink & LG steam washer/dryer. Additional extras & features: custom window coverings, underground sprinklers, remote-controlled retractable awning & gas BBQ line on the balcony, concrete tile roof, new hot water tank in 2018, storage shed for your gardening tools in the backyard & no monthly maintenance fees. Premier location within walking distance to bus stops & just minutes to neighbourhood schools & the lake (with its year-round activities including boating...

4pc Bathroom Measurements not available

Recreational, Games room 22.00 Ft x 20.92 Ft

Media 14.75 Ft x 12.83 Ft

Exercise room 20.42 Ft x 17.58 Ft

Bedroom 14.58 Ft x 13.92 Ft

Bedroom 12.42 Ft x 11.75 Ft

Living room 22.00 Ft x 16.33 Ft

Dining room 12.17 Ft x 11.50 Ft

Kitchen 13.33 Ft x 9.50 Ft

Other 11.50 Ft x 9.58 Ft

Den 14.92 Ft x 11.00 Ft

Laundry room 14.67 Ft x 7.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

3pc Bathroom Measurements not available

Primary Bedroom 16.83 Ft x 14.42 Ft

5pc Bathroom Measurements not available