



222 Arbour Lake View Calgary Alberta

\$945,000

Welcome to this exceptional and rare 4-bedroom upper-level home, perfectly positioned across from serene green space, a playground, a pond, and walking paths. Step inside to discover soaring 9' ceilings and luxury vinyl plank flooring throughout the main floor. The open-concept design creates a bright and airy atmosphere. The kitchen boasts stainless steel appliances, quartz countertops, two-toned cabinetry, a central island with an eating bar, and a convenient walk-through pantry. Adjacent, the spacious dining area flows seamlessly to the professionally landscaped backyard through large sliding glass doors -- perfect for indoor-outdoor living. The inviting living room offers flexible layout options to suit your style and needs. A true standout on the main floor is the versatile den and full 3-piece bathroom, providing the perfect setup for guests, a home office, or multi-generational living. Upstairs, you'll find a rare 4-bedroom plus bonus room layout -- ideal for growing families. The two front bedrooms enjoy stunning mountain views, while the third bedroom features its own walk-in closet. A beautifully appointed 5-piece bathroom with dual sinks and quartz countertops serves the secondary bedrooms. Two large linen closets ensure ample storage. The spacious primary suite comfortably accommodates king-sized furniture and features a luxurious 5-piece ensuite with a 10mm glass shower, soaker tub, dual vanities, private water closet, and a walk-in closet. The fully finished basement adds even more living space with a fifth bedroom, 4-piece bathroom, large family/rec room, dedicated laundry area, and generous storage. This home is turnkey, having been just freshly painted and professionally cleaned. Enjoy low-maintenance landscaping in the fully fenced backyard, complete with artificial turf and a new, oversized deck -- perfect for summer entertaining. Additional feat...

4pc Bathroom Measurements not available

Bedroom 10.08 Ft x 12.67 Ft

Recreational, Games room 23.58 Ft x 17.50 Ft

Storage 8.83 Ft x 7.42 Ft

Laundry room 9.25 Ft x 15.00 Ft

3pc Bathroom Measurements not available

Den 8.50 Ft x 8.75 Ft

5pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bonus Room 14.83 Ft x 11.67 Ft

Primary Bedroom 13.00 Ft x 13.67 Ft

Bedroom 9.92 Ft x 13.00 Ft

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Kitchen 12.50 Ft x 11.42 Ft
Dining room 12.08 Ft x 12.75 Ft
Living room 13.00 Ft x 13.42 Ft

Bedroom 9.25 Ft x 14.00 Ft
Bedroom 9.42 Ft x 14.00 Ft