



71 Arbour Wood Close Calgary Alberta

\$699,900

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! (id:6769)

3pc Bathroom 8.17 Ft x 12.75 Ft

Bedroom 12.17 Ft x 12.75 Ft

Bedroom 13.00 Ft x 12.75 Ft

Recreational, Games room 25.42 Ft x 15.42 Ft

Furnace 9.25 Ft x 13.17 Ft

2pc Bathroom 3.92 Ft x 5.08 Ft

3pc Bathroom 7.25 Ft x 7.92 Ft

Dining room 16.83 Ft x 9.00 Ft

Family room 15.58 Ft x 11.92 Ft

Kitchen 11.33 Ft x 16.08 Ft

Living room 14.75 Ft x 11.50 Ft

Primary Bedroom 11.75 Ft x 20.33 Ft

Listing Presented By:



Originally Listed by:
RE/MAX iRealty Innovations

<http://www.westernelite.ca/>



Real Estate Professionals Inc.

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

Phone: 403-547-4102
cm.mackenzie@shaw.ca