



# 151 Arbour Vista Road Calgary Alberta

\$1,300,000

Rare opportunity in Arbour Vista, Arbour Lake featuring one of the community's most impressive quad garages--a workshop-quality space with heated floors, epoxy coating, floor drains, and 11-foot ceilings ideal for a hoist, designed for car enthusiasts, hobbyists, or the ultimate man cave. Situated in the exclusive Arbour Vista enclave of Arbour Lake, this custom-designed home offers over 3,188 sq ft of total developed living space and is truly move-in ready. From the moment you enter, the elegant, curved staircase, rich hardwood flooring, and extensive built-in cabinetry create a sense of timeless quality and comfort. The heart of the home is the spacious open-concept kitchen featuring a large island, updated appliances including a gas cooktop, and a convenient walkthrough pantry to the garage--perfect for everyday living and entertaining. The bright living room showcases large windows, built-in cabinetry, and a cozy fireplace, while the dining area opens to a deck and patio ideal for summer gatherings. A generous main-floor office provides the perfect work-from-home setup. Upstairs, enjoy stunning mountain views from the primary retreat and bonus room, while the primary suite features dual walk-in closets with built-ins and a luxurious five-piece ensuite. Two additional bedrooms and a spacious bonus room complete the upper level. The fully finished basement features in-floor heating and an entertainment area complete with a wet bar, fridge, and dishwasher--perfect for hosting family and friends. The lower level also includes a large bedroom, four-piece bathroom, and a utility room with ample storage space. The home is equipped with air conditioning, surround sound, a sprinkler system, and numerous thoughtful upgrades throughout. The exceptional quad garage also features heated floors, floor drains, an oversized door, epoxy flooring, checker plate aluminum wall fin...

Primary Bedroom 3.99 M x 4.83 M  
 Bedroom 3.47 M x 3.07 M  
 Bedroom 4.55 M x 3.09 M  
 Bonus Room 3.59 M x 3.00 M  
 5pc Bathroom 4.05 M x 2.87 M  
 4pc Bathroom 1.51 M x 3.06 M

Bedroom 3.18 M x 3.87 M  
 3pc Bathroom 3.32 M x 1.82 M  
 Living room 5.42 M x 5.21 M  
 Kitchen 4.93 M x 4.87 M  
 Dining room 2.67 M x 1.53 M  
 Other 2.43 M x 2.79 M

Listing Presented By:



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Recreational, Games room 7.21 M x 5.04 M

Office 2.81 M x 4.74 M

Other 2.33 M x 3.88 M

2pc Bathroom 1.69 M x 1.58 M