

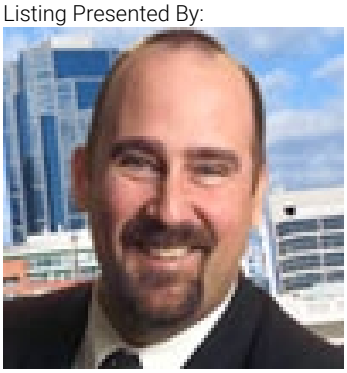
81 Arbour Lake View Calgary Alberta

$365,000

ARBOUR LAKE ACCESS | MOUNTAIN VIEWS | TITLED UNDERGROUND PARKING & STORAGE | RARE OVERSIZED BALCONYWelcome to upscale, low-maintenance living in the sought-after 'Tribeca' floor plan (528 sq ft RMS / 571 sq ft builder measurement), situated in a boutique four-storey building in prime Arbour Lake. Perfectly presented as a pristine, smoke-free, and pet-free home, this residence seamlessly blends a bright, modern aesthetic with premier local amenities and full year-round access to NW Calgary's only community lake.The gourmet kitchen serves as the heart of the home, appointed with 3 cm luxury quartz countertops, a hand-set stacked tile backsplash, an undermount double sink, a sit-up breakfast bar, a stainless steel appliance package, and rich cabinet storage. Flowing effortlessly from the kitchen, the open main living area showcases nine-foot ceilings, durable laminate flooring, a dedicated dining space, and a built-in computer nook perfect for a home workstation. Direct access leads to an extraordinary 16'9" x 6'11" private balcony complete with balcony flooring, a gas BBQ hookup, and sweeping, unobstructed mountain views.The primary suite offers a spacious retreat featuring custom closet organizers and a walkthrough closet that leads into a spa-inspired four-piece cheater ensuite, complete with a five-foot soaker tub, full-height tile surround, quartz vanity, and designer fixtures. Everyday convenience is elevated by in-floor natural gas heating, wall-unit air conditioning, carpeted bedroom comfort, and a separate laundry room equipped with a stacked washer/dryer and extra storage space.Complete with one titled underground parking stall (featuring a heated ramp for winter traction), an assigned storage locker cage directly behind the stall, and access to a massive bike storage room, the unit delivers total practicality. The sound-dampened building provides an ERV fre...

Other 4.00 Ft x 5.75 Ft
Kitchen 6.50 Ft x 12.75 Ft
Dining room 6.00 Ft x 6.50 Ft
Living room 9.00 Ft x 10.58 Ft
Primary Bedroom 9.00 Ft x 11.58 Ft
Laundry room 3.08 Ft x 5.75 Ft
4pc Bathroom 5.00 Ft x 7.75 Ft

Listing Presented By:



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