

\$749,000 - 71 Arbour Wood Close Nw, Calgary

MLS® #A2196113

\$749,000

3 Bedroom, 3.00 Bathroom, 1,188 sqft

Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

Fully Updated Bungalow in Arbour Lake with almost \$200,000 in Recent Upgrades. Located in Calgary's only NW lake community, this executive bungalow shows like a showhome (10/10) and offers extensive renovations and a move-in ready, low-maintenance lifestyle in a quiet, well-connected neighborhood. The home has undergone extensive renovation and upgrades since 2016, including a NEW ROOF, NEW SIDING, HIGH-EFFICIENCY FURNACE & HOT WATER TANK, and FULL POLY B WATER LINE REPLACEMENT. The garage features a new insulated door, 240V power, and heating. Inside, the FULLY RENOVATED KITCHEN includes granite countertops, custom cabinetry, a large island, and modern finishes. The main level boasts oak hardwood flooring, while the basement features TWO BEDROOMS, cork flooring, a wet bar, and a travertine walk-in shower. The master ensuite and half bath have been fully upgraded to a stunning oasis-like retreat. The exterior is fully landscaped with fruit trees and features a pressure-treated rear deck and a front aluminum deck. The large private backyard is ideal for entertaining, and a storage shed is included. Arbour Lake residents enjoy private lake access with year-round recreation, including fishing, swimming, skating, and community events. The home is minutes from schools, shopping, LRT, parks, and major roadways. This home offers modern updates, energy-efficient systems, and premium features at a price well



below the cost to buy and renovate. Donâ€™t miss out â€“ schedule your private showing today!

Built in 1995

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2196113 |
| Price | \$749,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,188 |
| Acres | 0.11 |
| Year Built | 1995 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 71 Arbour Wood Close Nw |
| Subdivision | Arbour Lake |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 4A8 |

Amenities

| | |
|----------------|--|
| Amenities | Other |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Heated Garage, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Ceiling Fan(s), Central Vacuum, Master Downstairs, Vaulted Ceiling(s), Wet Bar |
|-------------------|---|

| | |
|-----------------|--|
| Appliances | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Back Yard, Landscaped, Rectangular Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 24th, 2025 |
| Days on Market | 59 |
| Zoning | R-CG |
| HOA Fees | 263 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.