# \$625,000 - 101 Arbour Wood Mews Nw, Calgary

MLS® #A2231957

## \$625,000

4 Bedroom, 3.00 Bathroom, 1,093 sqft Residential on 0.07 Acres

Arbour Lake, Calgary, Alberta

Discover comfort, style, and functionality in this beautifully maintained bi-level home located in the highly sought-after community of Arbour Lake. Offering over 1,800 sq. ft. of thoughtfully designed living space, this home is perfect for families or anyone looking to enjoy the perks of lake community living.

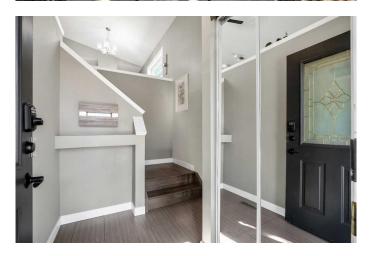
Step into the bright and airy main level, where soaring vaulted ceilings and stunning white oak hardwood floors create an inviting atmosphere. The stylish kitchen features granite countertops, ample cabinetry, and heated ceramic tile flooring—a touch of luxury that continues into the ensuite bathroom. With three generous bedrooms and two full bathrooms on the main floor, this home offers a flexible and family-friendly layout.

The fully developed basement is filled with natural light and adds incredible value with a spacious rec room, cozy gas fireplace, a large fourth bedroom with a huge window, a three-piece bathroom, and plenty of storage. A separate side entrance provides privacy and convenienceâ€"ideal for guests, extended family, or potential rental use.

Additional upgrades include triple-pane windows and a newer roof on the garageâ€"important features that offer long-term peace of mind. The double detached garage is insulated, heated, and equipped with its own electrical panel, making it perfect for a







workshop or EV setup.

Just a short walk from schools, shopping, and the CTrain, this home offers a rare combination of modern upgrades and everyday convenience in one of Calgary's premier lake communities.

Don't miss your chance to call this exceptional Arbour Lake property your new homeâ€"book your showing today

Built in 1995

#### **Essential Information**

MLS® # A2231957 Price \$625,000

Bedrooms 4

Bathrooms 3.00 Full Baths 3

Square Footage 1,093 Acres 0.07 Year Built 1995

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

## **Community Information**

Address 101 Arbour Wood Mews Nw

Subdivision Arbour Lake

City Calgary
County Calgary
Province Alberta
Postal Code T3G 4B5

### **Amenities**

Amenities Beach Access, Clubhouse, Park, Picnic Area, Playground, Recreation

Facilities, Racquet Courts

Parking Spaces 4

Parking Double Garage Detached, Garage Door Opener, Garage Faces Rear,

Heated Garage, Insulated, Workshop in Garage, See Remarks

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No

Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted

Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Oven, Refrigerator, Washer

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Entrance, Private Yard, Storage

Lot Description Back Lane, Back Yard, Lake, Level, Low Maintenance Landscape, Many

Trees, No Neighbours Behind, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed June 19th, 2025

Days on Market 11

Zoning R-CG HOA Fees 289 HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

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