

# \$939,900 - 148 Arbour Lake Hill Nw, Calgary

MLS® #A2207831

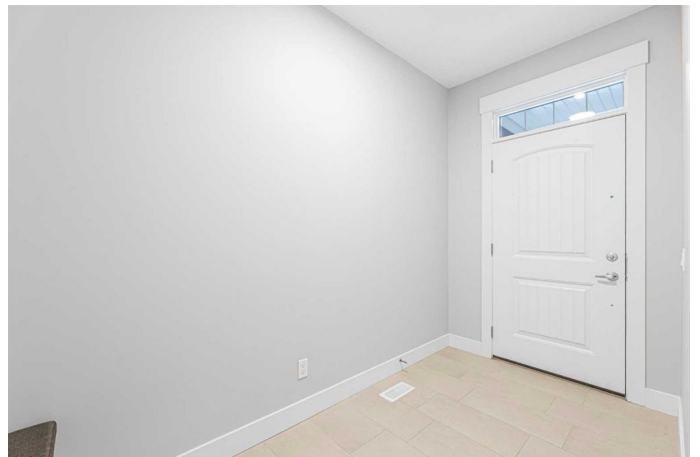
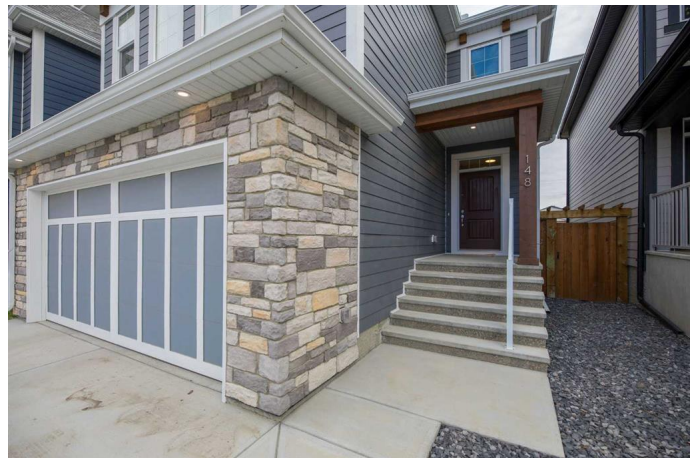
**\$939,900**

4 Bedroom, 4.00 Bathroom, 2,508 sqft

Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

Welcome to this almost new Hopewell Built (Asher Model) fully finished and air-conditioned home in the lake community of Arbour Lake. With over 2,500 square feet, this house is sure to be the right one for your growing family. As you enter the home, you will instantly notice the white oak engineered flooring. Around the corner is your private home office - away from the activities of family members. The gourmet kitchen is dreamy for the chef in the family with shaker style cupboards, quartz countertops and an extra island for added storage and counter space. Right beside the kitchen is the dining area is bright with large windows facing East and a living room also with lots of windows and a fireplace. Upstairs you will find a bonus room for the kids to watch their favourite shows. The primary bedroom is roomy with a 5 piece ensuite complete with a large shower, his & her vanities, and a walkthrough closet. The 2 other bedrooms upstairs are spacious with plenty of room for the kids to grow. The upstairs laundry is a lifesaver complete with a space to fold and even iron. Downstairs you will find a huge rec room, a bedroom, a wet bar and plenty of storage. With features like TRIPLE pane windows, TANKLESS hot water system, A/C, water softener, dual zone furnace, extra insulation in the attic, this home will keep you and your family stress-free for years. The best part is that just a short walk gets you to all the amenities that Arbour Lake has to offer including Crowfoot CTrain Station



and Crowfoot Centre where you can do all of your shopping and enjoy the entertainment. Come by and have a look today!

Built in 2022

### **Essential Information**

MLS® #	A2207831
Price	\$939,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,508
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	148 Arbour Lake Hill Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G0G9

### **Amenities**

Amenities	Park, Picnic Area, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar, Tankless Hot Water
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener, Window Coverings, Tankless Water Heater
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Rectangular Lot, Street Lighting, Zero Lot Line
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 4th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	275
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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