

# \$1,995,000 - 16 Arbour Estates View Nw, Calgary

MLS® #A2258506

**\$1,995,000**

5 Bedroom, 3.00 Bathroom, 1,808 sqft

Residential on 0.17 Acres

Arbour Lake, Calgary, Alberta

Amazing ultra quiet location, just a short walk to the lake! Welcome to Arbour Lake, a popular community situated in NW Calgary. Built by the owner himself, this custom home is offered for sale for the first time. This large walkout oozes space and functionality with its brilliantly designed floor plan. Stepping in to the main you'll find a stunning bright open plan featuring soaring vaulted ceilings over wide-open spaces. The kitchen boasts a large island with breakfast bar, oak cabinetry, impressive custom tile countertops and a built-in desk. You'll love the size of the primary bedroom with its large walk-in closet, and incredibly bright 5 pc ensuite. Also found on the expansive main floor are a second bedroom, 3-piece bath and convenient laundry room. The walkout offers amazing space with 9' ceilings, 3 additional bedrooms, tons of open space for entertaining, a large storage/mechanical room, cold room and an attached covered area for all your plants/hobbies. Additional highlights include a large deck off the kitchen, 2 fireplaces surrounded by built-ins, stair lights, and marble tops in all bathrooms. The insulated and drywalled triple attached garage has plenty room for all your vehicles and toys. Lake access provides year-round fun such as skating and ice fishing in winter, and in the summer months, you can enjoy the beach, swimming, paddle boats and fishing. All in an amenity rich neighbourhood close to numerous top-rated schools, YMCA, library, with



excellent shopping and dining nearby. A wonderful opportunity in a special community.

Built in 1998

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2258506    |
| Price          | \$1,995,000 |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,808       |
| Acres          | 0.17        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 16 Arbour Estates View Nw |
| Subdivision | Arbour Lake               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3G 4E2                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Boating                |
| Parking Spaces | 3                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator                                                                                                                   |
| Heating           | Forced Air                                                                                                                                                                     |

|                 |                          |
|-----------------|--------------------------|
| Cooling         | None                     |
| Fireplace       | Yes                      |
| # of Fireplaces | 2                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Finished, Full, Walk-Out |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Private Yard            |
| Lot Description   | Landscaped, See Remarks |
| Roof              | Cedar Shake             |
| Construction      | Wood Frame              |
| Foundation        | Poured Concrete         |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 34                   |
| Zoning         | R-CG                 |
| HOA Fees       | 289                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Stonemere Real Estate Solutions |
|----------------|---------------------------------|

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