

# \$949,900 - 222 Arbour Lake View Nw, Calgary

MLS® #A2225728

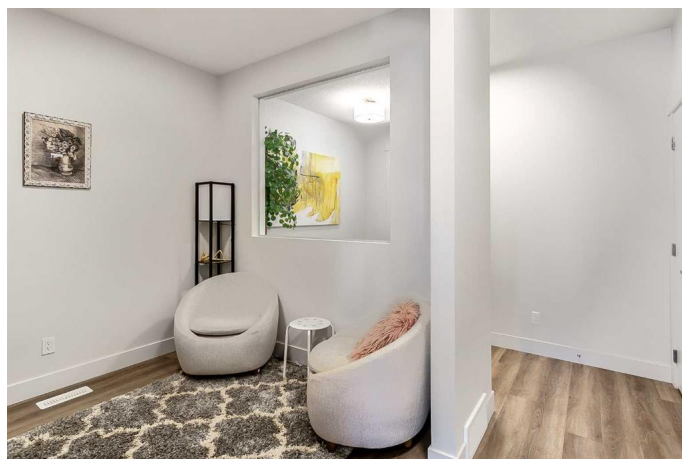
**\$949,900**

5 Bedroom, 4.00 Bathroom, 2,339 sqft

Residential on 0.08 Acres

Arbour Lake, Calgary, Alberta

Welcome to this exceptional and rare 4-bedroom upper-level home, perfectly positioned across from serene green space, a playground, a pond, and walking paths. Step inside to discover soaring 9'™ ceilings and luxury vinyl plank flooring throughout the main floor. The open-concept design creates a bright and airy atmosphere. The kitchen boasts stainless steel appliances, quartz countertops, two-toned cabinetry, a central island with an eating bar, and a convenient walk-through pantry. Adjacent, the spacious dining area flows seamlessly to the professionally landscaped backyard through large sliding glass doors – perfect for indoor-outdoor living. The inviting living room offers flexible layout options to suit your style and needs. A true standout on the main floor is the versatile den and full 3-piece bathroom, providing the perfect setup for guests, a home office, or multi-generational living. Upstairs, you'll find a rare 4-bedroom plus bonus room layout – ideal for growing families. The two front bedrooms enjoy stunning mountain views, while the third bedroom features its own walk-in closet. A beautifully appointed 5-piece bathroom with dual sinks and quartz countertops serves the secondary bedrooms. Two large linen closets ensure ample storage. The spacious primary suite comfortably accommodates king-sized furniture and features a luxurious 5-piece ensuite with a 10mm glass shower, soaker tub, dual vanities, private water closet, and a walk-in closet. The



fully finished basement adds even more living space with a fifth bedroom, 4-piece bathroom, large family/rec room, dedicated laundry area, and generous storage. This home is turnkey, having been freshly painted and professionally cleaned. Enjoy low-maintenance landscaping in the fully fenced backyard, complete with artificial turf and a new, oversized deck – perfect for summer entertaining. Additional features include Hardie Board siding, brand-new custom blinds throughout, rough-in for a water softener, and rough-in for central A/C. Located in a vibrant, well-established community offering a picturesque 10-acre lake, mountain views, and a network of regional walking and biking paths that weave through rolling hills. Enjoy quick and convenient access to Stoney Trail, Crowchild Trail, Crowfoot LRT Park & Ride and all the amenities you need.

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2225728    |
| Price          | \$949,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,339       |
| Acres          | 0.08        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 222 Arbour Lake View Nw |
| Subdivision | Arbour Lake             |
| City        | Calgary                 |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3G 0H3 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Beach Access, Clubhouse, Other               |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Insulated, Oversized |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings                     |
| Heating           | Forced Air  |
| Cooling           | Rough-In  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden  |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Zero Lot Line |
| Roof              | Asphalt Shingle   |
| Construction      | Composite Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 88             |
| Zoning         | R-G            |
| HOA Fees       | 289            |
| HOA Fees Freq. | ANN            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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