

71 Arbour Wood Close NW
Calgary, Alberta

MLS # A2196113



\$749,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,188 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Wet Bar

Inclusions: Shed, Central Vacuum + Attachments, Water - Reverse Osmosis, Home Theatre

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. Don't miss out — schedule your private showing today!