



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

222 Arbour Lake View NW  
Calgary, Alberta

MLS # A2254285



\$945,000

|             |                                                                                                                                         |            |     |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                                                                                              | Water:     | -   |
| Floors:     | Carpet, Tile, Vinyl Plank                                                                                                               | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                         | Condo Fee: | -   |
| Basement:   | Finished, Full                                                                                                                          | LLD:       | -   |
| Exterior:   | Composite Siding, Wood Frame                                                                                                            | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                         | Utilities: | -   |
| Features:   | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) |            |     |
| Inclusions: | N/A                                                                                                                                     |            |     |

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 just 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.