

# \$749,000 - 71 Arbour Wood Close Nw, Calgary

MLS® #A2196113

**\$749,000**

3 Bedroom, 3.00 Bathroom, 1,188 sqft  
Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

\*\*\*Open house on Saturday and Sunday April 5th & 6th, 12pm-2pm\*\*\* 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!

Built in 1995

### Essential Information

MLS® #	A2196113
Price	\$749,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,188
Acres	0.11
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	71 Arbour Wood Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4A8

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry,
-------------------	---

Master Downstairs, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Wet Bar

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed February 24th, 2025

Days on Market 42

Zoning R-CG

HOA Fees 263

HOA Fees Freq. ANN

## Listing Details

Listing Office RE/MAX iRealty Innovations

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.