

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

MLS® #A2225728

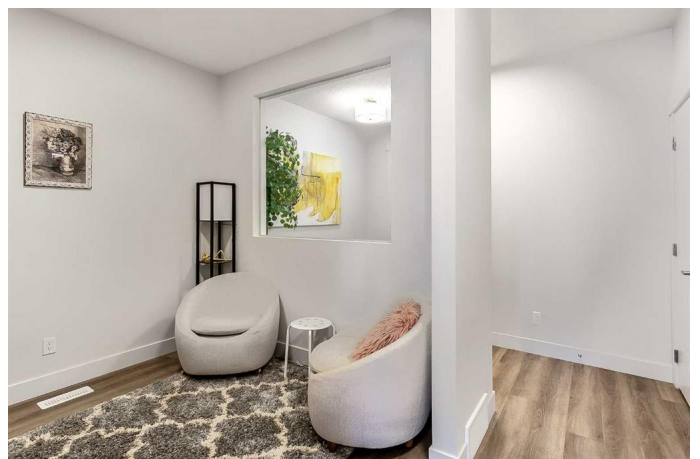
**\$949,900**

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 | 80             |
| Zoning         | R-G            |
| HOA Fees       | 289            |
| HOA Fees Freq. | ANN            |

### Listing Details

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

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.