

# \$1,299,999 - 80 Arbour Estates Green Nw, Calgary

MLS® #A2213663

**\$1,299,999**

5 Bedroom, 3.00 Bathroom, 1,829 sqft

Residential on 0.17 Acres

Arbour Lake, Calgary, Alberta

**\*\*OPEN HOUSE MAY 3RD & 4TH 12-3PM\*\***

Welcome to this exceptional 5-bedroom Lupi built bungalow - located on a quiet street in NW Calgary's ONLY lake community.

Featuring a RARE oversized finished 4-car garage and wheelchair accessible entryways throughout, this unique home is a must-see. With over 3500 sqft of developed living space, this meticulously maintained house offers a rare combination of spacious design, private lake access, and luxurious features. This home features a bright, open-concept main floor with large windows and vaulted ceilings that fill the space with natural light. The gourmet kitchen boasts granite countertops, beautiful cherry cabinetry, and an island perfect for entertaining. The master bedroom includes a large walk-in closet and spa-inspired ensuite with a soaker tub and separate shower. You will also find one additional bedroom on the main floor as well as a large office. The fully developed walkout basement offers 3 more HUGE bedrooms, a large family/rec room and tons of storage space. Step outside the professionally landscaped backyard and follow the path for direct access to a private dock on Arbour Lake - only accessible from 7 homes. Lake living awaits you! This home won't stick around for long, come check it out before its gone!

Built in 2000

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2213663    |
| Price          | \$1,299,999 |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,829       |
| Acres          | 0.17        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 80 Arbour Estates Green Nw |
| Subdivision | Arbour Lake                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3G 4R7                    |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Beach Access          |
| Parking Spaces | 8                     |
| Parking        | Quad or More Attached |
| # of Garages   | 4                     |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan                                                                     |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Oven, Refrigerator, Washer/Dryer, Water Softener, Window Coverings |
| Heating           | In Floor, Forced Air                                                                                                                             |
| Cooling           | Central Air                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                |
| Fireplaces        | Gas                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                              |

Basement                      Finished, Full, Walk-Out

**Exterior**

Exterior Features      BBQ gas line, Dock  
Lot Description        Back Lane, Back Yard, Fruit Trees/Shrub(s), Underground Sprinklers  
Roof                      Clay Tile  
Construction          Brick, Stucco, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 1st, 2025  
Days on Market        1  
Zoning                    R-CG  
HOA Fees                404  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Century 21 Foothills Real Estate

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