



GRASSROOTS
REALTY GROUP

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99 Arbour Vista Road NW
Calgary, Alberta

MLS # A2234072



\$2,099,500

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,403 sq.ft.	Age:	2002 (23 yrs old)
Beds:	6	Baths:	4 full / 2 half
Garage:	Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Environmental Reserve, Landscaped, Pie Shaped Lot, Private, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Recessed Lighting, Recreation Facilities, Separate Entrance, Smart Home, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

An OUTSTANDING OPPORTUNITY to own a Grand Family HILLTOP Home with VIEWS to Mountains, COP & Downtown from both levels & basement in a Desirable community of ARBOUR LAKE. Living same family since Custom built, Awe inspiring & Luxurious Walkout Home wi living area 5600sft plus, Open to below 900sft is flooded by Natural lights. MAIN FLOOR : Open to below wi formal Living & Dinning room on the sides, Ensuite Master bedroom & Family room Open to below leads to Sunny South side Backyard & Huge deck, Spacious kitchen, Mini bar, Office, Powder room & Laundry cum Pantry including cabinets and a Attached Triple garage. SECOND FLOOR : Ensuite Master bedroom, 2 Bedrooms with jack & Jill bath & Reading nook/ work station . BASEMENT : Two Bedrooms, Full bath, Half bath, Media room, Games room, Rec. room, Bar, Dinning room & Spiced kitchen (without permit) leads to another Deck & South backyard. Walking distance to Lake, Shopping center, Park, Playground & Schools are nearby. Floor Plan attached to supplements. Checkout 3D tour, Video & Photos for interiors. Exceptional CRAFTSMANSHIP.