



**133 Arbour Lake Hill NW
Calgary, Alberta**

MLS # A2304249



\$895,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,066 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: None

Welcome to this exceptional, like-new home in the highly coveted lake community of Arbour Lake - where modern design meets one of NW Calgary's most desirable lifestyles. This meticulously maintained home offers the rare opportunity to enjoy a newer build without the wait, in a fully established neighbourhood. Boasting over 2,000 square feet above grade, the main floor delivers both impact and functionality. The open-concept layout is anchored by a stunning kitchen featuring a large central island, abundant cabinetry, and a dedicated pantry - seamlessly connecting to the dining area and spacious living room, creating the perfect environment for entertaining or everyday living. A main floor office and full bathroom add versatility that today's buyers demand. Upstairs, the layout is designed with intention. A central bonus room provides separation and flexibility, ideal for a media space or family retreat. The primary suite is a true standout - generous in size with a walk-in closet and a well-appointed 5-piece ensuite. Two additional bedrooms, a full bathroom, and upper-level laundry complete a highly functional upper floor. The unfinished basement offers over 600 square feet of future potential - ready to be transformed to suit your lifestyle. What truly sets this home apart is its location. Arbour Lake is one of Calgary's only NW lake communities, offering year-round lake access, scenic pathways, parks, and mountain views - all while being minutes from schools, shopping, and transit. A rare combination: newer construction, proven location, and immediate availability. Opportunities like this in Arbour Lake don't come up often. Book your showing today!