



**71 Arbour Wood Close NW  
Calgary, Alberta**

**MLS # A2196113**



**\$749,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Arbour Lake  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,188 sq.ft.   | <b>Age:</b>   | 1995 (30 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage, Insulated                           |               |                   |
| <b>Lot Size:</b> | 0.11 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular |               |                   |

|                    |                          |                   |      |
|--------------------|--------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Laminate, Tile | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -    |

**Features:** Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Wet Bar

**Inclusions:** Shed, Central Vacuum + Attachments, Water - Reverse Osmosis, Home Theatre

\*\*\*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!