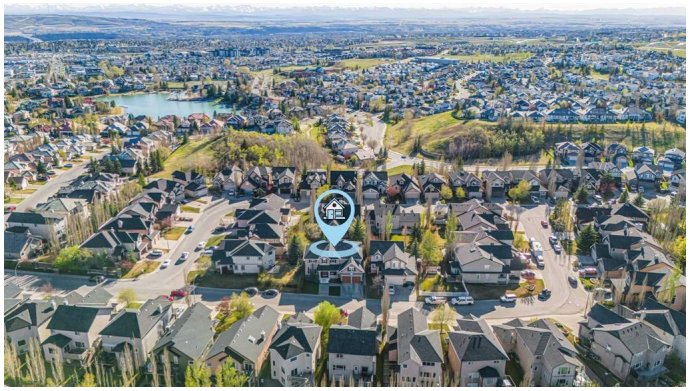
$1,399,900 - 39 Arbour Vista Close Nw, Calgary

MLS® #A2217471

$1,399,900
4 Bedroom, 4.00 Bathroom, 3,378 sqft
Residential on 0.15 Acres



Arbour Lake, Calgary, Alberta

This incredibly well-built, upgraded, low-maintenance custom estate home sits on a rare 65-foot-wide lot in desirable Arbour Lake. JUST MINUTES TO ARBOUR LAKE AND ALL LEVELS OF SCHOOLS. Heated and cooled with energy-efficient GEOTHERMAL, this spacious property offers nearly 5,000 sq ft of developed living space Including 4 bedrooms, and 4 bathrooms. Itâ€™s the ultimate family home, complete with a full backyard sportcourt perfect for basketball, hockey, pickleball, tennis and volleyball. Inside, the main level boasts 10' ceilings, a wide-open chefâ€™s kitchen, spacious dining and living areas, and a den/flex room. Upstairs there are 4 well-sized bedrooms and a theatre room (could be another bedroom) all with newer carpet, a luxurious primary bedroom with walk-in closet and spa-like ensuite, a home office, and a theatre room, along with convenient upper laundry. The fully developed lower level has its own garage entrance â€” ideal for multi-generational living â€” and features a large gym/hockey rink, rec/play area, 3 storage areas, and a 2-piece bath already plumbed for a shower. WHAT SETS US APART? : 65' wide lot Â· 10' ceilings on both the main floor & basement Â· GEOTHERMAL heating & cooling Â· Huge windows throughout for natural light Â· Steel beam construction â€“ no support posts in basement Â· Insulated interior walls & basement ceiling for sound control Â· Thoughtful built-in storage throughout Â·

Low-maintenance yard with synthetic turf (and front sprinklers if wanting to return to natural grass) Â· 16" on-center framing & floor joists â€“ built for quality Â· Located on a quiet street in prestigious Arbour Lake Â· Blocks to the lake: swimming, fishing, boating & skating Â· Close to C-Train, YMCA, shopping, schools, sports fields Â· could easily make into an 8 bedroom home Â· New heat pumps (2023/24), new hot water heater Â· Newer engineered hardwood Â· New dishwasher & washer/dryer. MINUTES TO ALL LEVELS OF SCHOOLING

Built in 2004

Essential Information

MLS® #	A2217471
Price	$1,399,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	3,378
Acres	0.15
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	39 Arbour Vista Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5P4

Amenities

Amenities	Beach Access, Boating, Clubhouse

Parking Spaces	6
Parking	Double Garage Attached, Oversized
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), WaterSense Fixture(s)
Appliances	Convection Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	High Efficiency, Geothermal, Heat Pump
Cooling	Full, Other, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Basketball Court, Private Yard, Storage
Lot Description	Back Yard, Close to Clubhouse, Low Maintenance Landscape, See Remarks, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 7th, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

Listing Details

Listing Office	KIC Realty

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