

\$899,900 - 82 Arbour Crest Mount Nw, Calgary

MLS® #A2257308

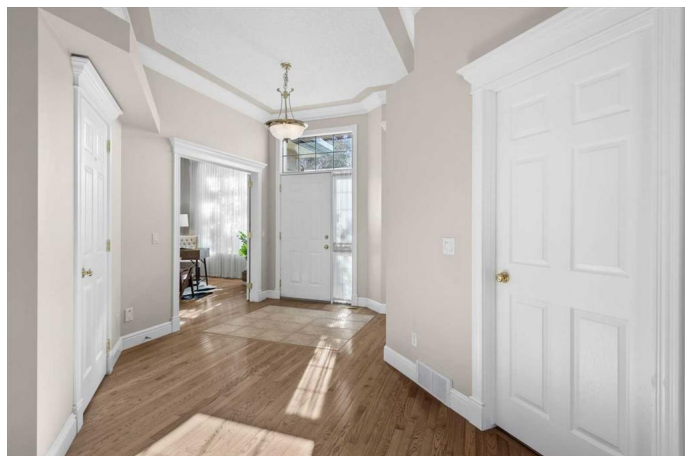
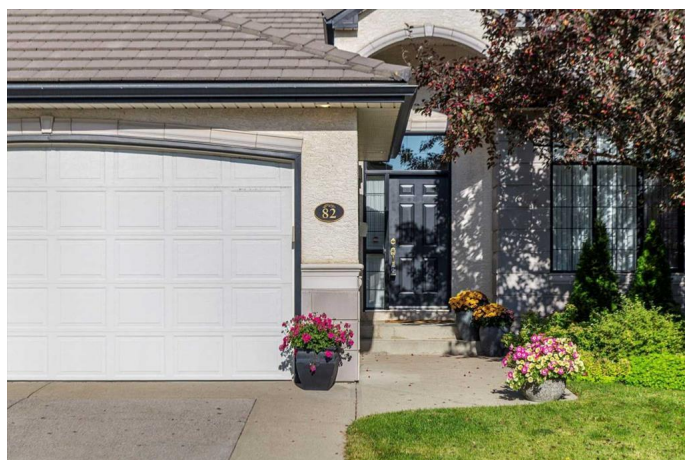
\$899,900

4 Bedroom, 3.00 Bathroom, 1,757 sqft

Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

Designed by the renowned Lupi Homes, this exceptional bungalow villa residence epitomizes quality craftsmanship and effortless living, defining turnkey excellence in low-maintenance living. Every detail here has been carefully considered to create a home that offers both sophistication and simplicity. The front drive showcases clean architectural lines elevated by thoughtful design elements, including striking, black-trimmed windowpanes that frame abundant natural light. The poured concrete driveway features an exposed aggregate center strip, adding an elegant touch that we love, speaking to the home's attention to detail. The private rear yard extends into serene greenspace that transforms the outdoor living experience into something extraordinary, while an integrated irrigation system ensures the landscape remains effortlessly vibrant throughout the seasons. Upon entering, light cascades upward to soaring ten-foot ceilings and dances across rich hardwood floors, creating an immediate sense of warmth. The heart of the home features custom white cabinetry that maintains a timeless minimalist aesthetic while maximizing functionality. The expansive kitchen island serves as the perfect centerpiece for culinary creations, whether it be baking cookies with the grandkids, or entertaining lifelong friends. The adjoining living room, is anchored by a sophisticated gas fireplace, creating an inviting space for leisurely evenings, a game of cribbage or



movie nights in.

Positioned strategically off the main entry, a versatile front flex space demonstrates the signature adaptability that Lupi Homes demonstrates time and time again. This dynamic space transforms to serve as a bedroom, office, den, or guest retreat, evolving with your lifestyle needs. The spacious primary suite overlooks the ravine, offering a serene retreat perfect for main-floor living. This sanctuary adapts beautifully to the owners' changing needs while maintaining its luxurious appeal. The primary ensuite presents a spa-like experience with its thoughtfully planned layout, featuring a separate soaker tub for relaxation, a walk-in shower, and a dual vanity with generous counter space. A private water closet adds convenience and privacy, while the ensuite flows seamlessly into the expansive primary closet, complete with custom built-in cabinetry that prioritizes both organization and accessibility. Completing the main level is a well-appointed laundry room and an additional full bathroom. The lower level defies typical basement expectations, with in floor heating, generous windows and high ceilings carried through, creating an open and welcoming environment perfect for guests, hobbies, or storage, without compromise. Two additional secondary bedrooms complete this level, offering flexibility for family or visitors. Here, every carefully curated element works in quiet harmony, creating spaces where authentic moments unfold and cherished memories with loved ones take root organically.

Built in 1999

Essential Information

MLS® #	A2257308
Price	\$899,900

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,757
Acres	0.11
Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

Community Information

Address	82 Arbour Crest Mount Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5A3

Amenities

Amenities	Beach Access, Clubhouse
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Lake, Landscaped, Low Maintenance Landscape, Private, See Remarks, Close to Clubhouse
Roof	Clay Tile
Construction	Mixed, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	4
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.