

# \$625,000 - 101 Arbour Wood Mews Nw, Calgary

MLS® #A2231957

**\$625,000**

4 Bedroom, 3.00 Bathroom, 1,093 sqft

Residential on 0.07 Acres

Arbour Lake, Calgary, Alberta

Discover comfort, style, and functionality in this beautifully maintained bi-level home located in the highly sought-after community of Arbour Lake. Offering over 1,800 sq. ft. of thoughtfully designed living space, this home is perfect for families or anyone looking to enjoy the perks of lake community living.

Step into the bright and airy main level, where soaring vaulted ceilings and stunning white oak hardwood floors create an inviting atmosphere. The stylish kitchen features granite countertops, ample cabinetry, and heated ceramic tile flooring—a touch of luxury that continues into the ensuite bathroom. With three generous bedrooms and two full bathrooms on the main floor, this home offers a flexible and family-friendly layout.

The fully developed basement is filled with natural light and adds incredible value with a spacious rec room, cozy gas fireplace, a large fourth bedroom with a huge window, a three-piece bathroom, and plenty of storage. A separate side entrance provides privacy and convenience—ideal for guests, extended family, or potential rental use.

Additional upgrades include triple-pane windows and a newer roof on the garage—important features that offer long-term peace of mind. The double detached garage is insulated, heated, and equipped with its own electrical panel, making it perfect for a



workshop or EV setup.

Just a short walk from schools, shopping, and the CTrain, this home offers a rare combination of modern upgrades and everyday convenience in one of Calgary’s premier lake communities.

Don’t miss your chance to call this exceptional Arbour Lake property your new home—book your showing today

Built in 1995

**Essential Information**

MLS® #	A2231957
Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,093
Acres	0.07
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	101 Arbour Wood Mews Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4B5

**Amenities**

Amenities	Beach Access, Clubhouse, Park, Picnic Area, Playground, Recreation Facilities, Racquet Courts
Parking Spaces	4

Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Workshop in Garage, See Remarks
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Oven, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Lake, Level, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	10
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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