# 99 Arbour Vista Road NW

Calgary | Active | MLS® A2327171

**$1,899,999**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **7** | **6** | **2002** | **3,433.08 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by KT Capital Realty Inc.

# A closer look

Perched on one of Arbour Lake's most sought-after ridge locations, this exceptional custom-built walkout home offers over 5,600 sq. ft. of developed living space with breathtaking panoramic views of the Rocky Mountains, Canada Olympic Park, and the downtown Calgary skyline from multiple levels of the home.

Designed for both elegant entertaining and everyday family living, the home welcomes you with a dramatic open-to-above foyer and a second soaring open-to-above living space at the rear of the home, where the family room and kitchen are framed by expansive windows that capture the spectacular views and flood the home with natural light. The spacious layout showcases exceptional craftsmanship, timeless design, and impressive quality throughout.

The main floor features formal living and dining rooms, a dedicated home office, a spacious family room, generous kitchen with centre island and abundant cabinetry, pantry, laundry room, and a main-floor primary suite with a private ensuite. The triple attached garage offers ample space for vehicles and storage.

Upstairs you'll find a second luxurious primary retreat with a spa-inspired ensuite, two additional generously sized bedrooms connected by a Jack-and-Jill bathroom, and a reading nook overlooking both the impressive foyer and the soaring family room below.

The fully developed walkout basement offers exceptional additional living space with a home theatre, games and recreation areas, wet bar, additional kitchen, a third primary suite with its own ensuite, an additional bedroom, and direct access to the backyard.

Located just minutes from Arbour Lake, top-rated schools, parks, Crowfoot Centre, and LRT access, this remarkable estate home combines outstanding craftsmanship, an exceptional floor plan, and some of the finest mountain and city views in Northwest Calgary.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2327171 |
| **Bedrooms** | 7 |
| **Bathrooms** | 6 |
| **Year Built** | 2002 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |

| | |
|---|---|
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 3,433.08 sq. ft. |
| **Main Level Finished Area:** | 2,263.63 sq. ft. |
| **Upper Level Finished Area:** | 1,169.46 sq. ft. |
| **Below Grade Finished Area:** | 2,180.72 sq. ft. |
| **HOA Fee Frequency:** | Annually |
| **Acreage:** | No |
| **Lot Area:** | 7,718 sq. ft. |
| **Lot Frontage:** | 56'9½" |
| **Front Exposure:** | North |
| **Floor Location:** | Ground |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 10 |
| **Year built:** | 2002 (Age: 24) |
| **Bedrooms:** | 7 (Above Grd: 5) |
| **Bedrooms Above Grade:** | 5 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 2 |
| **Bathrooms:** | 6.0 (Full:4, Half:2) |
| **Num Ensuite Baths:** | 2 |
| **Plan:** | 0012944 |

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|---|---|
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Finished, Separate/Exterior Entry, Walk Out |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Stucco, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Cedar Shake |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Ceramic Tile |
| **Cooling:** | Central Air |
| **Fireplaces:** | 2 |
| **Fireplace Details:** | Gas, Mantle |
| **Garage:** | Yes |
| **Garage Spaces:** | 3 |
| **Parking:** | Triple Garage Attached |
| **Parking Places:** | 6 |
| **Parking Total/Covered:** | 6 / - |
| **Laundry Features:** | Laundry Room, Main Level |
| **HOA Fee:** | $317.63 |
| **City Quadrant:** | Northwest |
| **Community:** | Arbour Lake |
| **Amenities:** | Beach Access, Boating |
| **Appliances:** | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Garburator, Gas Cooktop, Gas Water Heater, Humidifier, Microwave, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |

| | |
|---|---|
| **Main Floor** | Bedroom · 10'9" × 9'4" · |
| **Main Floor** | Bedroom · 15'6" × 15'1" · |
| **Main Floor** | Dining Room · 16'3" × 12' · |
| **Main Floor** | Family Room · 28'8" × 19'9" · |
| **Main Floor** | Foyer · 16'5" × 12' · |
| **Main Floor** | Kitchen · 21'2" × 13'1" · |
| **Main Floor** | Laundry · 10'7" × 6'3" · |
| **Main Floor** | Living Room · 16'1" × 13' · |
| **2nd Floor** | Bedroom · 14'10" × 12'3" · |
| **2nd Floor** | Bedroom · 15'1" × 11'11" · |
| **2nd Floor** | Bedroom - Primary · 15'6" × 14'10" · |
| **Lower Level** | Bedroom · 14'9" × 11'11" · |
| **Lower Level** | Bedroom · 15'9" × 11'4" · |
| **Lower Level** | Kitchen · 16'6" × 12'6" · |
| **Lower Level** | Game Room · 37'8" × 19'8" · |
| **Lower Level** | Spice Kitchen · 12'6" × 8' · |
| **Lower Level** | Storage · 12'2" × 3'5" · |
| **Lower Level** | Media Room · 17'5" × 15'10" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Lake, Park, Playground, Schools Nearby, Shopping Nearby |
| **Interior Features:** | Bar, Bookcases, Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Recessed Lighting, Recreation Facilities, Separate Entrance, Smart Home, Soaking Tub, Storage, Walk-In Closet(s), Ceiling Fan(s) |
| **Exterior Features:** | Private Yard |
| **Patio And Porch Features:** | Balcony(s), Patio |
| **Lot Features:** | Environmental Reserve, Landscaped, Private, Rectangular Lot, Views |

| | |
|---|---|
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NW |
| **Zoning:** | R-CG |
| **Listed Date:** | Jul 12, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/99-arbour-vista-road-nw-calgary-a2327171/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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