

# WELCOME TO ARBOUR LAKE



DETACHED | 2,481 sq ft | 5 BEDROOMS | 3.5 BATHROOMS



## 92 ARBOUR VISTA ROAD NW

Elegance & Comfort in this Executive Air-conditioned 2 storey located on the prestigious "The Vistas of Arbour Lake". A very desirable NW community. This beautiful home has over 3,600 sq ft of living areas on 3 levels, gleaming hardwood flooring with 5 bedrooms + den will be a perfect home for a growing family! Enter through a towering 2-storey foyer, the curve stairs with custom wrought iron spindles takes you to the upper floor. Open plan main level boasts the sunny south facing living room with tall windows, formal dining room for those lavish entertainments, the gourmet kitchen with central island, beautiful oak cabinetry, corner pantry, granite counters, high-end Stainless steel appliances. Cozy family room with gas fireplace & the kitchen nook has door to garden patio & private backyard. Den/Office & main floor laundry/mud room with brand new washer/dryer takes you to the double garage. Upper level presents 3 bedrooms, full bath and the 2nd living room/library. Spacious master bedroom has walk-in closet, spa-like en-suite, double sinks, soaker tub & oversized stand-up shower. Fully finished lower level has 2 bedrooms, 4 pc bath, recreation/games room & storage. Loads of recent new upgrades: high quality asphalt roof shingles, repaint house exterior stucco & garage doors; PVC triple glazed windows; Hunter Douglas blinds + customs curtains; hot water tanks; humidifiers & new Viking gas -stove & refrigerator. Fantastic location, close to schools, Crowfoot Shopping Centre & LRT station, YMCA & Library, with access to Arbour Lake Community Centre where families can enjoy swimming, fishing, ice skating & boating. Call to book your private showings. **MLS® # A1033597**



### Mary Yuen-Sears

REALTOR® CCS

**STONEMERE REAL ESTATE SOLUTIONS**

#302 4014 Macleod Trail South

Cell: 403.616.3636

Email: [myuensears@gmail.com](mailto:myuensears@gmail.com)

[www.maryyuensears.ca](http://www.maryyuensears.ca)



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Real Estate Solutions

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## 92 Arbour Vista Road NW

**Detached**

Possession: **Negotiable**

Neighbourhood: **Arbour Lake**

Built in: **2003**

Exterior: **Stone, Stucco, Wood Frame**

Construction: **Concrete**

Parking: **Aggregate, Insulated, Concrete**  
**Driveway, Double Garage Attached,**  
**Garage Door Opener**

### Main Level

Kitchen: 13'11" x 10'0"  
Dining Room: 11'8" x 9'6"  
Living Room: 13'6" x 11'4"  
Nook: 9'11" x 8'0"  
Den: 12'1" x 10'4"  
Mud Room: 10'8" x 6'11"

### Upper Level

Master Bedroom: 18'2" x 17'0"  
Bedroom: 10'0" x 9'6"  
Bedroom: 11'4" x 10'3"  
Library: 16'1" x 9'2"

### Lower Level

Game Room: 31'7" x 13'7"  
Storage: 10'6" x 10'0"  
Bedroom: 10'4" x 9'4"  
Bedroom: 11'1" x 10'4"

**Features Included:** Closet Organizers,  
Granite Counters, High Ceilings, Kitchen Island, No  
Animal Home, No Smoking Home, Soaking Tub,  
Walk-In Closet(s)



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Real Estate Solutions  
[www.stonemere.ca](http://www.stonemere.ca)

**For more info, please contact**  
**Mary Yuen-Sears Cell: 403.616.3636**  
**Email: [myuensears@gmail.com](mailto:myuensears@gmail.com)**

