

# \$649,800 - 171 Arbour Meadows Close Nw, Calgary

MLS® #A2213671

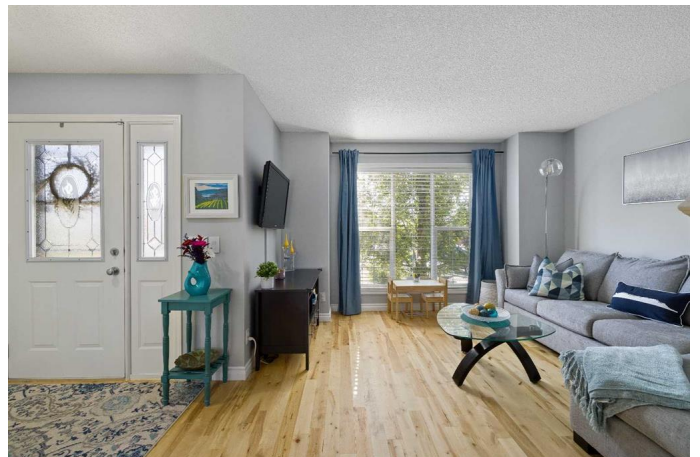
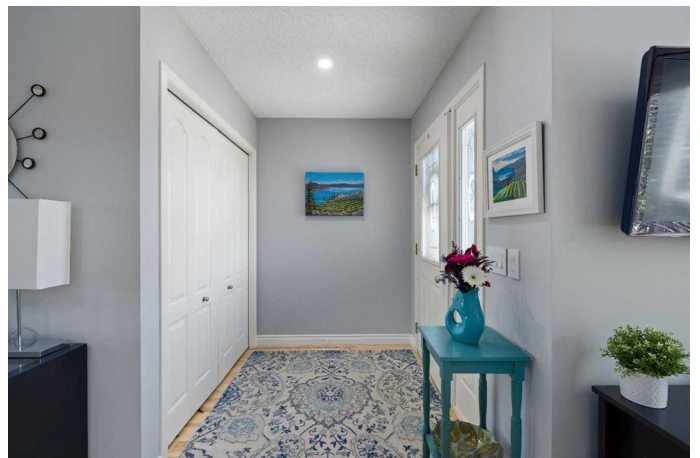
**\$649,800**

4 Bedroom, 3.00 Bathroom, 1,311 sqft

Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

Welcome to 171 Arbour Meadows Close NW, where comfort, charm, and an unbeatable outdoor space come together in one of Calgary's most desirable lake communities. This 4-bedroom, 2.5-bathroom home is tucked away on a quiet, family-friendly street and sits on a spacious pie-shaped lot that backs onto a serene green belt offering both privacy and a rare sense of openness. Step inside to a bright and practical main floor featuring a welcoming living room, functional kitchen with plenty of cabinetry and a corner pantry, and a sunny dining area that overlooks the backyard. The convenience of main floor laundry and a powder room add to the everyday ease of living here. Upstairs, you'll find three well-sized bedrooms and a full bathroom. The primary bedroom offers plenty of space and an oversized walk-in closet. Downstairs, the fully finished basement extends your living space with a large rec room, a fourth bedroom (non-egress window), and a second full bathroom, perfect for guests or teens seeking their own space. The backyard is Northwest-facing and is truly something special. Soak in the sunshine all afternoon and into the evening, then take in those breathtaking mountain views and golden sunsets from your spacious back deck. Whether you're hosting summer dinners, relaxing in the sunken hot tub, or watching the kids play in the sprawling yard, this outdoor space feels more like a private park than a typical suburban lot. The oversized double



detached garage provides even more room for storage, hobbies, or parking. Notable features include recently replaced shingles (2022) and new windows (2023). Living in Arbour Lake, youâ€™ll enjoy year-round access to swimming, fishing, skating, and more, along with excellent schools, shopping, parks, and quick access to the Crowfoot LRT and major roadways. If you're looking for a well-kept home with standout outdoor living, and room for your family to grow, this home is the perfect fit.

Built in 2002

**Essential Information**

MLS® #	A2213671
Price	\$649,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,311
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	171 Arbour Meadows Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5J3

**Amenities**

Amenities	Beach Access
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Parking Spaces	2
Parking	Double Garage Detached, Oversized, Alley Access, See Remarks
# of Garages	2

## Interior

Interior Features	Kitchen Island, Laminate Counters
Appliances	Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Gentle Sloping, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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