

# \$789,900 - 25 Arbour Summit Close Nw, Calgary

MLS® #A2206588

**\$789,900**

3 Bedroom, 3.00 Bathroom, 1,582 sqft  
Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

This very well kept and upgraded home is next to a pristine treed green space and offers ample space for family living. Beginning with 2 spacious dining areas, 2 family rooms as well as a formal living and dining area, this home has room to spare and would be great for entertaining guests or family gatherings. Each family room has a gas fireplace with the lower family room also featuring a built-in bar with roughed-in plumbing. The spacious upper rear deck overlooks the well landscaped South backyard as well as the green space's walking path. There is also a built-in foldout awning for those really sunny days. The lower covered patio is another space to relax and enjoy the backyard and greenspace. Throughout the home is hand scraped style laminate flooring for durability and easy care. The kitchen has modern appliances with a water/ice dispensing fridge, a gourmet gas stove, microwave/hoodfan, dishwasher, garburator and filtered water dispenser, all surrounded by gorgeous granite countertops. With the green space and walking path wrapping around the side of the house, you only side onto one neighbour. This is a solid, well taken care of home in a premier location.



Built in 1992

## Essential Information

MLS® #	A2206588
Price	\$789,900

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,582
Acres	0.11
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	25 Arbour Summit Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3W1

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Insulated
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Raised Hearth, Recreation Room, Oak, Tile

Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Awning(s), Balcony, Garden, Storage
Lot Description	Backs on to Park/Green Space, Corner Lot, Gentle Sloping, Landscaped, Rectangular Lot, Treed, Greenbelt
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	7
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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