

# \$920,000 - 150 Arbour Summit Close Nw, Calgary

MLS® #A2222393

**\$920,000**

5 Bedroom, 4.00 Bathroom, 2,147 sqft

Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

Live the Million-Dollar Lifestyleâ€”Without the Million-Dollar Price Tag!

Welcome to the stunning 150 Arbour Summit Close, where comfort, style, and functionality come together in a beautifully maintained home that delivers more than youâ€™d expect.

Pull into the spacious driveway or attached garage and step into a bright, inviting foyer flooded with natural light. The main level is designed for everyday living and effortless entertaining, with a spacious family room and an adjacent dining area. The kitchen is both practical and stylish, offering ample cabinetry, newer appliances, and a versatile moveable island thatâ€™s perfect for casual meals or meal prep. Natural light pours in through oversized windows, especially from one of this homeâ€™s standout featuresâ€”the sunroom.

Letâ€™s talk about that sunroom. Just off the kitchen, this 7' x 20' enclosed space is a true all-season retreat. Whether you're enjoying your morning coffee with a sunrise view, cozying up with a book, or hosting weekend get-togethers, the sunroom sets the scene. Thereâ€™s even an open section perfect for your grill (with natural gas hook up)â€”ideal for summer BBQs or winter grilling with friends.

The main floor also includes a second living room with a warm gas fireplace and a



convenient full 3-piece bathroom with laundry.

Head upstairs to a bright and airy bonus room—ideal for a home office or media lounge. Step out onto the private balcony and take in stunning views of the Rockies. Down the hall, you™ll find two spacious bedrooms, another full 3-piece bathroom, and the primary suite you™ve been dreaming of.

The primary bedroom is a true private retreat, offering generous space for a king-sized bed, additional furnishings, and even a cozy sitting area in front of a second gas fireplace. A large walk-in closet provides ample storage, and the luxurious 5-piece ensuite pampers you with dual vanities, a separate shower, and an oversized soaker tub that invites you to relax and unwind.

Downstairs, the fully developed walk-out basement includes an illegal suite with two additional bedrooms, a 4-piece bathroom, a large living area, and yes—another fireplace. Whether you're accommodating extended family or looking for rental income, this versatile space is a valuable bonus.

With central A/C, quality upgrades throughout, and versatile living areas across every level, this home is perfect for growing families, remote workers, or anyone seeking a blend of style and practicality.

Don't miss your chance to view this exceptional home—contact your favorite REALTOR® today to schedule a showing!

Built in 1992

## Essential Information

MLS® #

A2222393

|                |             |
|----------------|-------------|
| Price          | \$920,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,147       |
| Acres          | 0.11        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 150 Arbour Summit Close Nw |
| Subdivision | Arbour Lake                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3G 3W2                    |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | None                               |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Separate Entrance                                                                                               |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central, Natural Gas                                                                                            |
| Cooling           | Central Air                                                                                                     |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 3                                                                                                               |
| Fireplaces        | Gas, Living Room, Basement, Master Bedroom                                                                      |
| Has Basement      | Yes                                                                                                             |
| Basement          | Finished, Full, Suite, Walk-Out                                                                                 |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, Other           |
| Lot Description   | Back Yard, Lawn          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 18th, 2025 |
| Days on Market | 2              |
| Zoning         | R-CG           |
| HOA Fees       | 289            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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