

Arbour Lake

82 Arbour Crest Mount NW



THE
McKELVIE
GROUP.com

real
Real Broker

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82 Arbour Crest Mount NW

Designed by the renowned Lupi Homes, this exceptional bungalow villa residence epitomizes quality craftsmanship and effortless living, defining turnkey excellence in low-maintenance living. Every detail here has been carefully considered to create a home that offers both sophistication and simplicity. The front drive showcases clean architectural lines elevated by thoughtful design elements, including striking, black-trimmed windowpanes that frame abundant natural light. The poured concrete driveway features an exposed aggregate center strip, adding an elegant touch that we love, speaking to the home's attention to detail. The private rear yard extends into serene greenspace that transforms the outdoor living experience into something extraordinary, while an integrated irrigation system ensures the landscape remains effortlessly vibrant throughout the seasons. Upon entering, light cascades upward to soaring ten-foot ceilings and dances across rich hardwood floors, creating an immediate sense of warmth. The heart of the home features custom white cabinetry that maintains a timeless minimalist aesthetic while maximizing functionality. The expansive kitchen island serves as the perfect centerpiece for culinary creations, whether it be baking cookies with the grandkids, or entertaining lifelong friends. The adjoining living room, is anchored by a sophisticated gas fireplace, creating an inviting space for leisurely evenings, a game of cribbage or movie nights in. Positioned strategically off the main entry, a versatile front flex space demonstrates the signature adaptability that Lupi Homes demonstrates time and time again. This dynamic space transforms to serve as a bedroom, office, den, or guest retreat, evolving with your lifestyle needs. The spacious primary suite overlooks the ravine, offering a serene retreat perfect for main-floor living. This sanctuary adapts beautifully to the owners' changing needs while maintaining its luxurious appeal. The primary ensuite presents a spa-like experience with its thoughtfully planned layout, featuring a separate soaker tub for relaxation, a walk-in shower, and a dual vanity with generous counter space. A private water closet adds convenience and privacy, while the ensuite flows seamlessly into the expansive primary closet, complete with custom built-in cabinetry that prioritizes both organization and accessibility. Completing the main level is a well-appointed laundry room and an additional full bathroom. The lower level defies typical basement expectations, with generous windows and high ceilings carried through, creating an open and welcoming environment perfect for guests, hobbies, or storage, without compromise. Two additional secondary bedrooms complete this level, offering flexibility for family or visitors. Here, every carefully curated element works in quiet harmony, creating spaces where authentic moments unfold and cherished memories with loved ones take root organically.



Property Details

Offered At: \$899,900

Possession: Negotiable

Property Taxes: \$5,049 for 2025

HOA: \$288.75/Annually

Heating: Forced Air, Natural Gas

Cooling: Central Air Conditioning

Fireplaces: 1/Gas - Family Room

Flooring: Carpet, Hardwood, Tile

Laundry: Laundry is on main level

Kitchen:

- Custom white cabinetry
- Expansive kitchen island
- Corner Pantry

Goods Include:

Range Hood, Sprinkler System, File Cabinet (basement), Storage in Garage, Table in Garage, Garburator, Window Coverings, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Central Vacuum/Attachments, Garage Door Opener, Water Softener.

Garage: Double Attached Garage



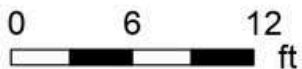
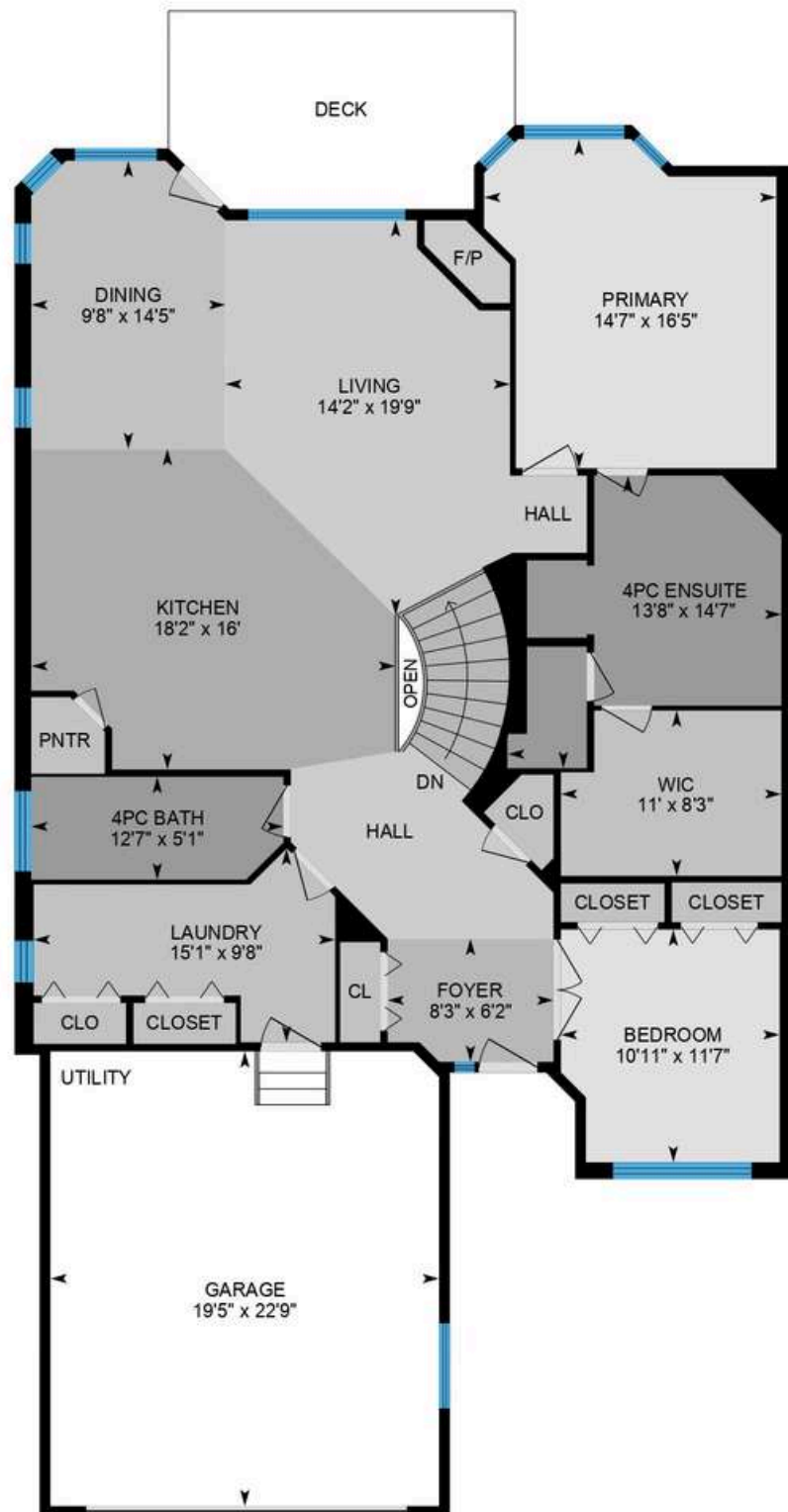
THE FLOOR PLAN

MAIN FLOOR:

EXTERIOR AREA:
1757.01 SQ. FT.

INTERIOR AREA:
1662.94 SQ. FT.

EXCLUDED AREA:
480.76 SQ. FT.



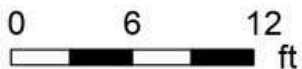
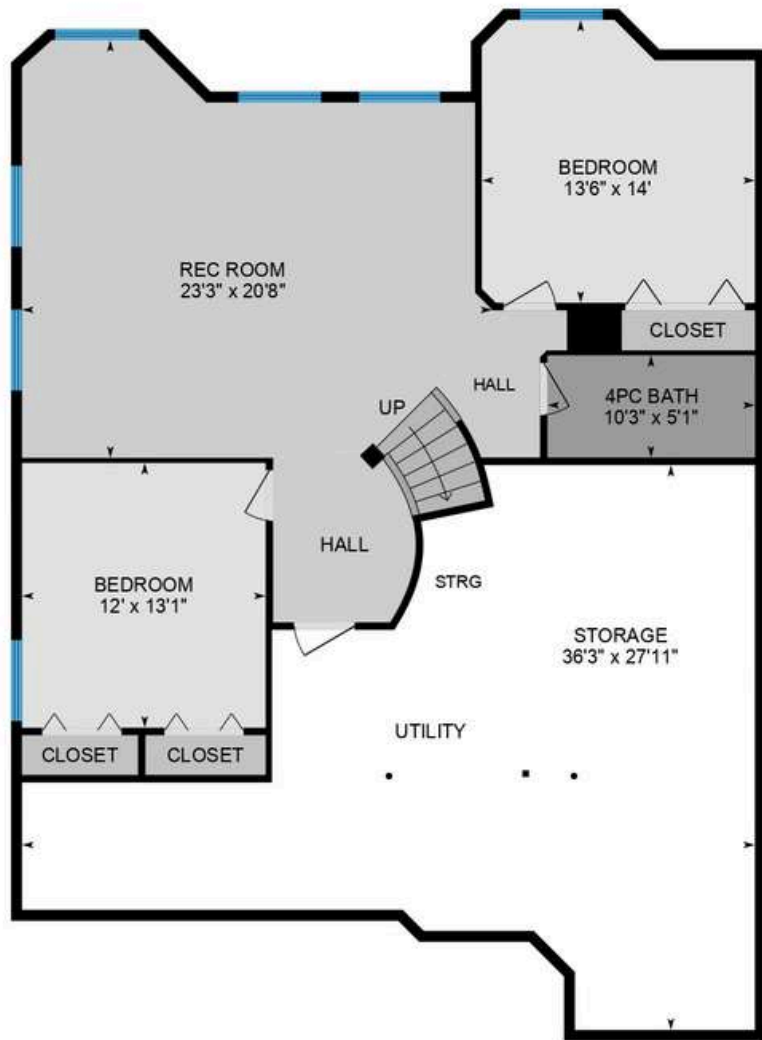
THE FLOOR PLAN

BASEMENT (BELOW GRADE):

EXTERIOR AREA:
1068.90 SQ. FT.

INTERIOR AREA:
974.46 SQ. FT.

EXCLUDED AREA:
589.89 SQ. FT.



Property Dimensions

Main Building

MAIN FLOOR

4pc Bath: 12'7" x 5'1"
4pc Ensuite: 13'8" x 14'7"
Bedroom: 10'11" x 11'7"
Dining: 9'8" x 14'5"
Foyer: 8'3" x 6'2"
Garage: 19'5" x 22'9"
Kitchen: 18'2" x 16'
Laundry: 15'1" x 9'8"
Living: 14'2" x 19'9"
Primary: 14'7" x 16'5"
Wic: 11' x 8'3"

BASEMENT

4pc Bath: 10'3" x 5'1"
Bedroom: 13'6" x 14'
Bedroom: 12' x 13'1"
Rec Room: 23'3" x 20'8"
Storage: 36'3" x 27'11"

Main Building

MAIN FLOOR

Interior Area: 1662.94 sq ft
Excluded Area: 480.76 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1757.01 sq ft

BASEMENT (Below Grade)

Interior Area: 974.46 sq ft
Excluded Area: 598.89 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1068.90 sq ft
Finished Area: 1007.67 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1662.94 sq ft
Excluded Area: 480.76 sq ft
Exterior Area: 1757.01 sq ft

Total Area (Above & Below Grade), Main Building

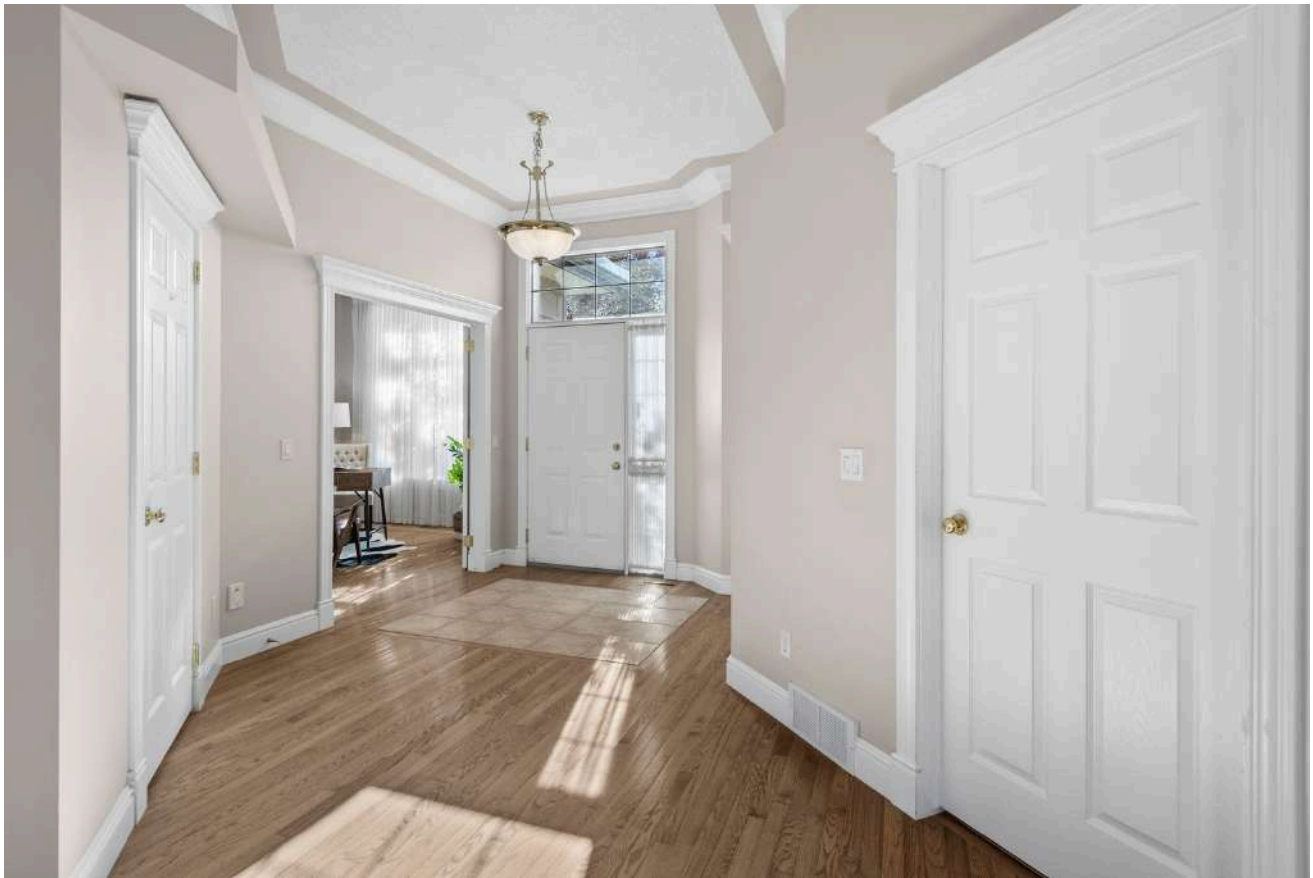
Interior Area: 2637.41 sq ft
Finished Area (Below Grade): 1007.67 sq ft
Excluded Area: 1079.65 sq ft
Exterior Area: 2825.92 sq ft

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.













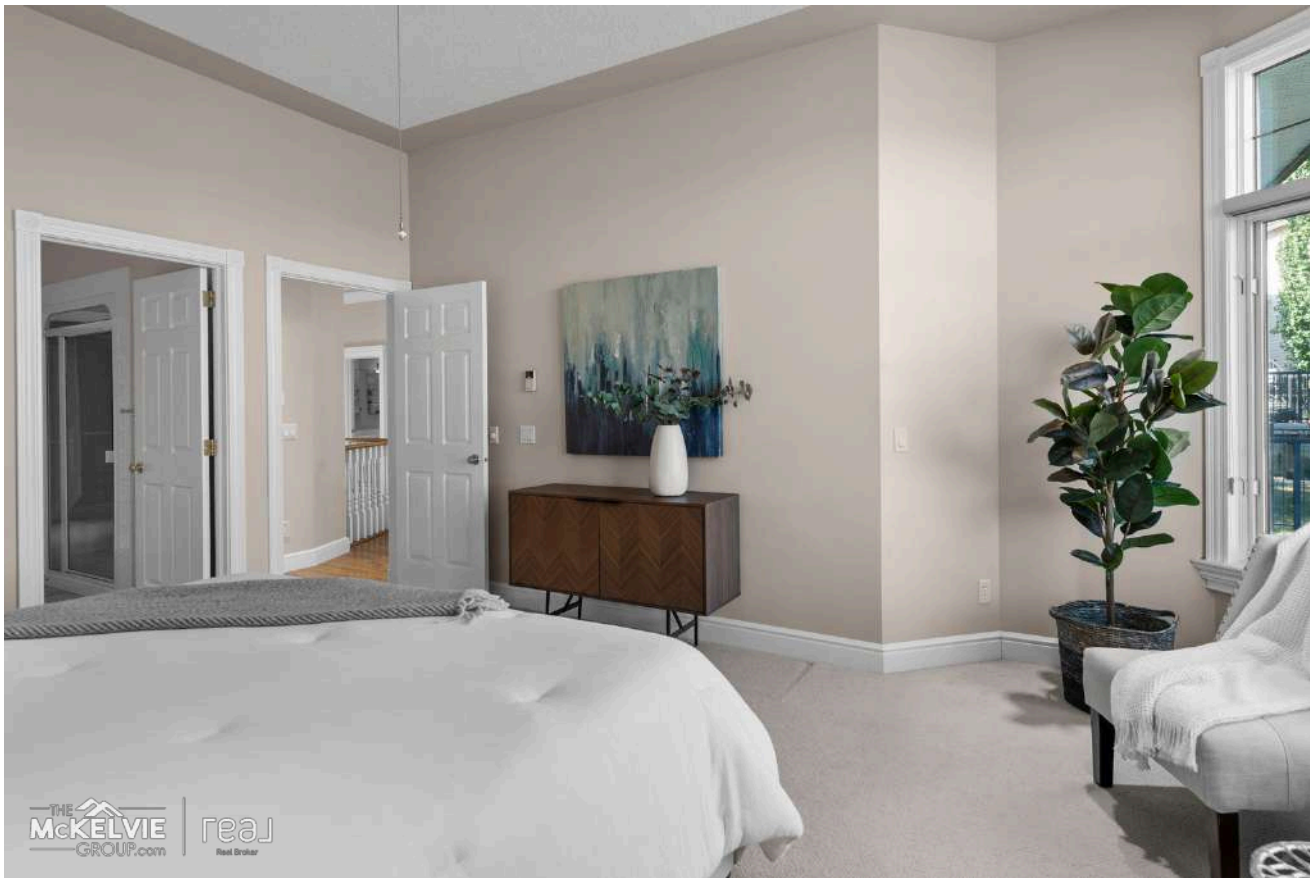














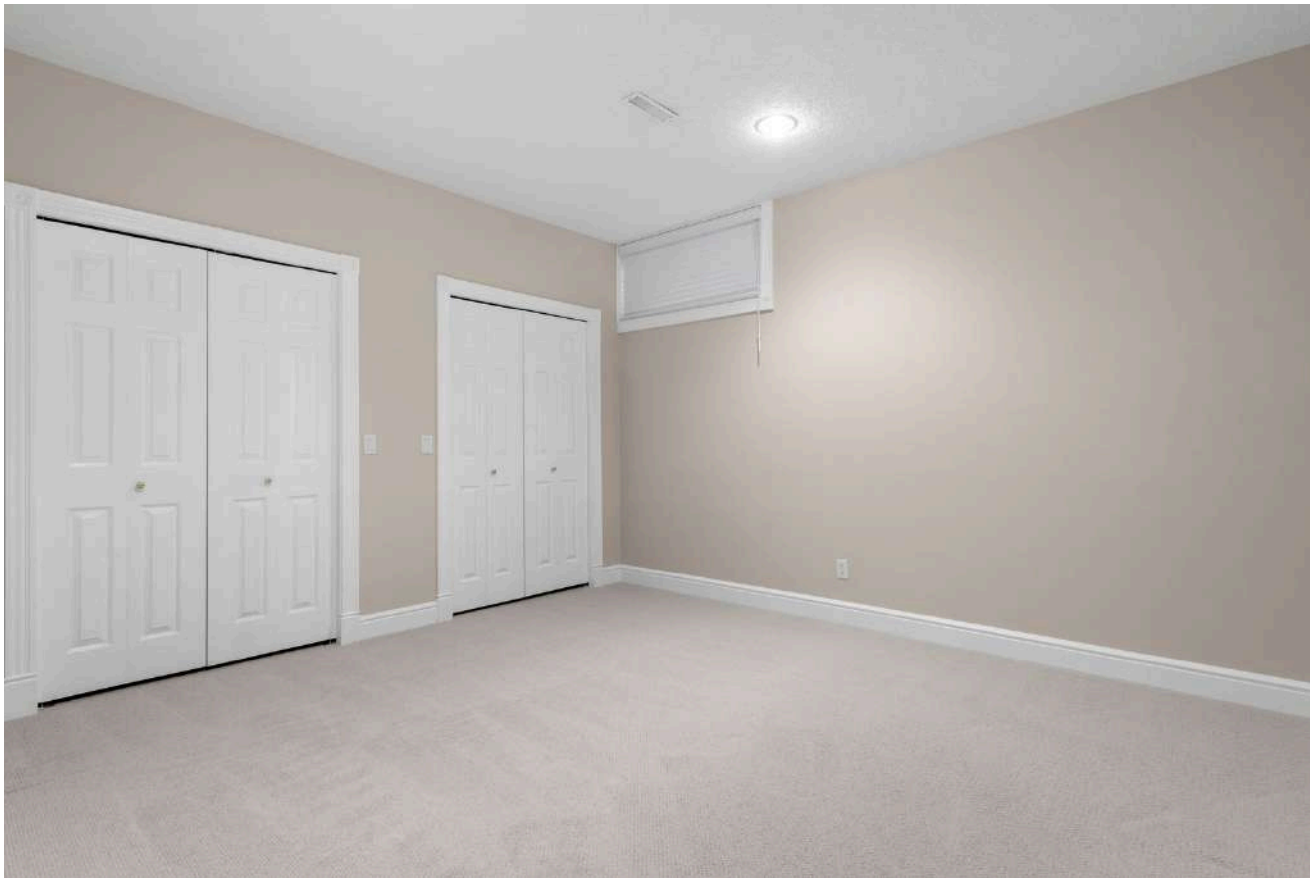






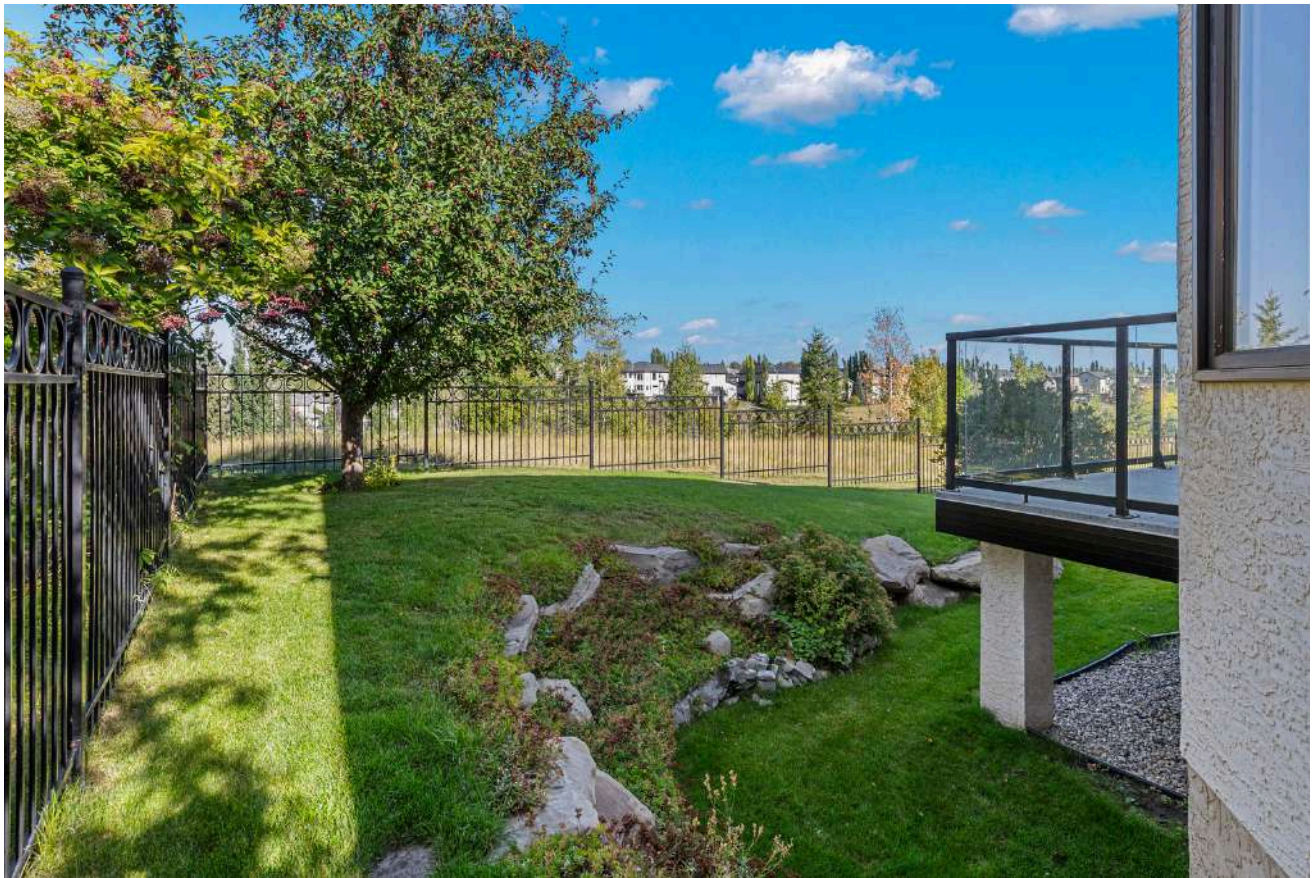


















WELCOME TO

ARBOUR LAKE



— THE  —
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— GROUP.com

real
Real Broker

THE COMMUNITY

WELCOME TO ARBOUR LAKE

The community that has it all! A pristine lake, neighbourhood parks, spectacular mountain views, a bike and walking path carved through rolling hills. Swimming, boating, fishing, ice skating, concession, community events and more. Your activities are only limited by your imagination. As Northwest Calgary's only lake community, Arbour Lake offers a quality of living unmatched.

Arbour Lake was built in 1992. One year later the community association was organized. The community is located in NW Calgary and gets its name from a 10 acre man made private lake located in the center of the community. Excellent views west towards the Bow Valley and the Rocky Mountains makes this a very desirable community.



The City of Calgary - ARBOUR LAKE PROFILE:

<http://www.calgary.ca/CSPS/CNS/Pages/Social-research-policy-and-resources/Community-profiles/Arbour-Lake-Profile.aspx>

THE COMMUNITY

Arbour Lake Community Association

A Community Association membership is a great way to support your community. They are inexpensive and voluntary. A valid membership is usually required to participate in recreational, social and educational programs from soccer to girl guides, karate to yoga, stampede breakfasts to senior programs, movie nights and much more! Several Calgary recreation centres will also provide a discount for community association membership holders.



ARBOUR LAKE RESIDENTS ASSOCIATION

12 Arbour Lake Drive NW

403.241.2628

<https://www.arburlake.com/>

ARBOUR LAKE COMMUNITY ASSOCIATION

<http://arburlakecommunity.com/>

LINKS:

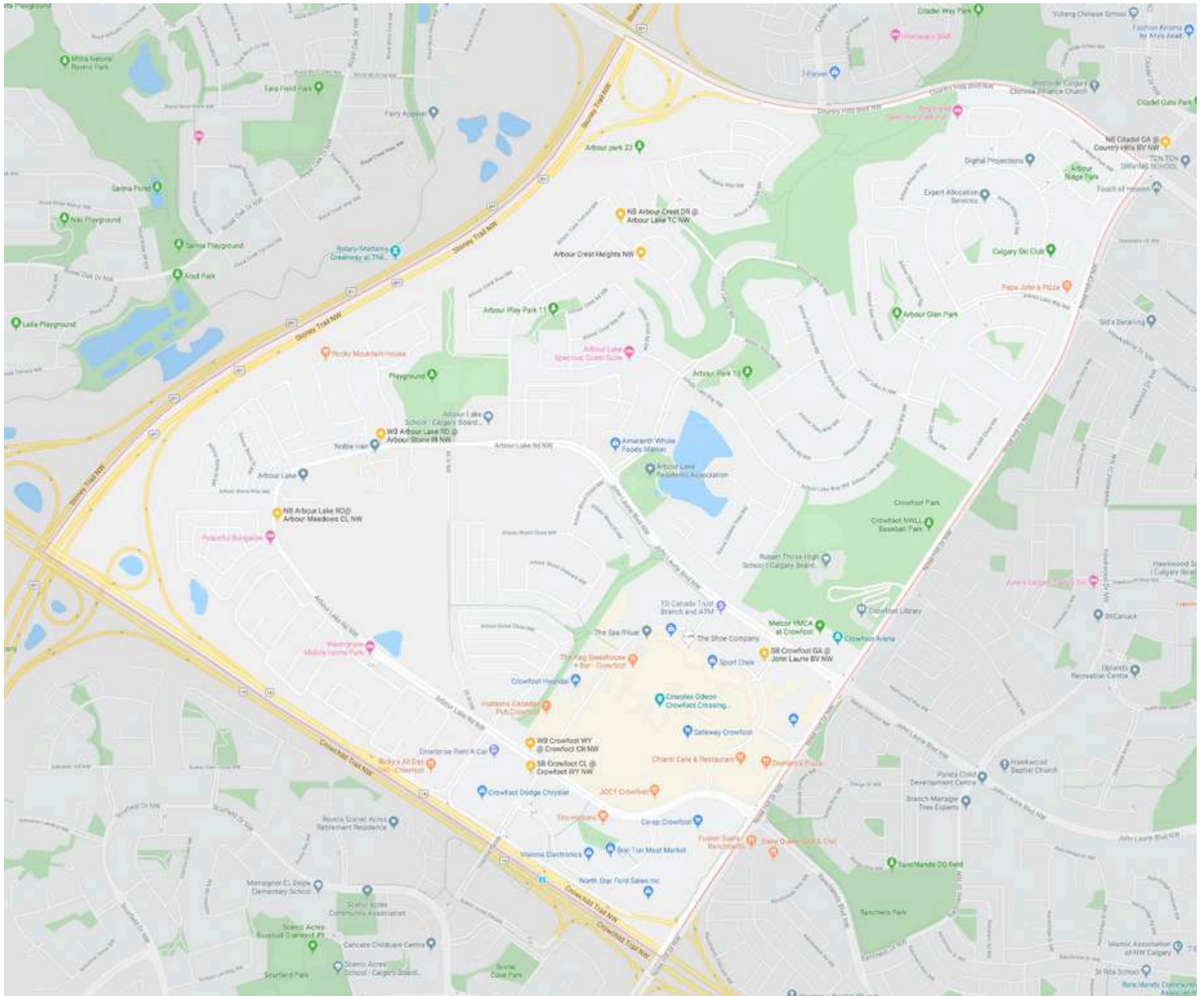
Facebook: <https://www.facebook.com/arburlakeyyc>

Instagram: <https://www.instagram.com/arburlakeresidents/>



THE COMMUNITY

Explore your neighbourhood. - This community has everything! Located in the heart of north west Calgary, the lake community of Arbour Lake offers homes ranging from apartments to estate homes, with local shops, services, recreation and entertainment, Crowfoot transit /LRT hub, and it is surrounded by green spaces, parks and pathways.



TRANSIT

C-Train #201 Red Line - Somerset - Bridlewood /
Tuscany CTrain - you can also catch other community
busses at the Crowfoot station.

<http://www.calgarytransit.com/schedules-maps>



THE COMMUNITY

NEIGHBOURHOOD PARKS

CROWFOOT NW LL BASEBALL PARK

8901 Nose Hill Dr NW

Located next to the High School, this park offers baseball diamonds and open fields to play soccer and football.

ARBOUR PARK 23

210 Arbour Butte Rd NW

This small park and playground is attached to a natural park area that runs the length of the community next to Stoney Trail, which offers a great place to walk with your dogs and connects to the Rotary/Mattamy Greenway walking & biking trails.

ARBOUR LAKE PARK

Parking lot on Arbour Lake Drive NW

This great park offers green space, baseball diamonds and playing fields.



TOT LOTS & PLAYGROUNDS

ARBOUR PARK 23 -

210 Arbour Butte Rd NW

ARBOUR GLEN PARK -

9 Arbour Glen Close NW

ARBOUR PLAY PARK 11 -

172 Arbour Crest Dr NW

ARBOUR LAKE SCHOOL PLAYGROUND -

next to Arbour Lake Road

ARBOUR LAKE COMMUNITY REC CENTRE -

12 Arbour Lake Drive NW.

ARBOUR RIDGE PARK -

281 Arbour Ridge Park NW

THE COMMUNITY

PARKS & REC CLOSE BY

BOWNESS PARK

Greenspace, picnic areas & BBQs, tot-lots, wading pool, train, boating, teahouse restaurant, Bow River access.

8900 48 Ave NW HOURS: 5AM to 11PM

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Bowness-Park.aspx>



CANADA OLYMPIC PARK / WINSPORT

(summer and winter activities)

(Hockey, public skate, tube park, Skiing & snowboarding, Luge, Zipline, free-fall, Summer bobsleigh, Mini Golf, Scenic chairlift, Skyline Luge, Canada's Sports Hall Of Fame)

88 Canada Olympic Road SW

403-247-5452 ext. 4

<https://www.winsport.ca/>



NOSEHILL PARK - 5620 14 St NW

Nose Hill Park is a natural environment City Park in the northwest quadrant of Calgary, Alberta which covers over 11 km² (4.2 sq mi). It is the third largest urban park in Canada, and one of the largest urban parks in North America. It is a municipal park, unlike Fish Creek, which is a provincial park. Nose Hill Park is located in the northwest quadrant of Calgary, Alberta. It was created in 1980.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Nose-Hill-Park.aspx>

THE COMMUNITY

OFF LEASH AREAS

12 MILE COULEE (Tuscany)

137 Tuscarora Pl NW

There is a great off leash area at the top of Tuscany (cross over the C-Train Station bridge).



BOWMONT PARK

Fenced Off-Leash Area
85 STREET NW



<https://www.calgary.ca>

LIBRARY

CROWFOOT LIBRARY

8665 Nose Hill Drive NW

Calgary AB T3G 5T3

HOURS: Monday to Thursday 9:00am to 9:00pm, Friday 9:00am to 6:00pm
Saturday 9:00am to 5:00pm, Sunday 12 noon to 5:00pm.

<https://calgarylibrary.ca/locations/CROW/>



MELCOR YMCA (CROWFOOT)

8100 John Laurie Blvd NW

Phone: 403-547-6576

Hours: Monday-Friday: 5:30 am - 10:30 pm,
Weekends & Holidays: 7:00 am - 8:30 pm

<https://www.ymcacalgary.org/program-descriptions/locations/crowfoot/>



RECREATION



SHANE HOMES YMCA

11300 Rocky Ridge Rd NW

Phone: 403-351-6673

Hours: M-F 5:30AM to 10:30PM. S-S 7AM to 8:30PM

<https://www.ymcacalgary.org/program-descriptions/locations/shane-homes-ymca-at-rocky-ridge/>

CINEPLEX ODEON - CROWFOOT CROSSING CINEMAS

91 Crowfoot Terrace

Modern multiplex cinema chain screening the latest Hollywood films, plus new independent releases.

<http://www.ciniplex.com>



SERVICES

POLICE

CALGARY POLICE SERVICE DISTRICT 7 - COUNTRY HILLS

11955 Country Village Link NE
(403) 428-6700

CALGARY POLICE SERVICE DISTRICT 3 - NORTH HAVEN

4303 14 St NW . (403) 428-6300

FIRE STATION

CALL 911 for all emergencies.

FIRE STATION 21

209 Silvergrove Dr NW

STATION 34 IN ROYAL OAK

16 Royal Vista Way NW

SHOPPING

ARBOUR LAKE SHOPS & SERVICES:

Arbour Lake offers plenty shops and services right in the community including Crowfoot Village, Amaranth Whole Foods Market, Synergia Family Health Centre, and the Arbour Lake Centre. Here you will find a variety of restaurants, medical services, gas stations, shops, grocery stores, pubs, coffee shops, liquor stores, and more.

AMARANTH WHOLE FOODS MARKET

7 Arbour Lake Dr NW

<http://amaranthfoods.ca/>

SYNERGIA FAMILY HEALTH CENTER

9 Arbour Lake Drive NW

<http://www.synergea.ca/>

ARBOUR LAKE CENTRE

18 Arbour Lake Way NW

Tenants include Papa Johns, Dental Office, Tanning Studio, Childcare Centre, Fitness Studio and more!

CROWFOOT VILLAGE

20 Crowfoot Crescent NW

Tenants include a Cineplex, Rona+, grocery stores, AMA, Indigo books, and numerous restaurants, shops and services. Plus the C-Train station hub that takes you downtown.

GROCERIES:

Safeway - 99 Crowfoot Crescent NW

Crowfoot Co-op - 35 Crowfoot Way NW

Sobeys - 11300 Tuscany Boulevard NW

RC Superstore - 5251 Country Hills Blvd NW

Rocky Ridge Co-op - 11595 Rockyvalley Drive NW

Sobeys - 9999 Country Hills Boulevard NW



SHOPPING

SHOPS & SERVICES CLOSE BY:

ROYAL OAK ESTATES PLAZA

500 Royal Oak Dr NW

Cafe Fresco, restaurants, daycare, liquor store, pharmacy, and more.

ROYAL OAK SHOPPING CENTRE

8888 Country Hills Blvd NW

Great amenities, including Walmart, London Drugs, numerous restaurants, Sobeys, liquor store, pet store, medical offices and more.

ROCKY RIDGE SHOPPING CENTRE

11595 Rockyvalley Dr NW

Which offers Co-op grocery store and gas station, liquor store, vets, dental, and more.

BEACON HILL

11420 Sarcee Trail NW

Costco, Home Dept, Canadian Tire, and numerous shops, services and restaurants.

MARKET MALL

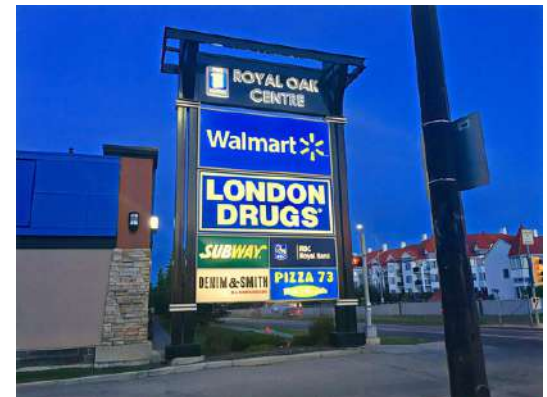
3625 Shaganappi Trail NW

<https://www.cfshops.com/market-mall.html>

CROSSIRON MILLS MALL

261055 Crossiron Blvd, Rocky View No. 44, AB

<https://www.crossironmills.com/en/>



BEARSPAW FARMERS MARKET

25240 Nagway Road

Starts the 1st Sunday in June - End of September

<http://bearspawlions.com/farmersmarket/>



SERVICES & AMMENITIES

HOSPITALS

FOOTHILLS MEDICAL CENTRE

(24 hour Emergency)
1403 29 Street NW
Phone: 403-944-1110

ALBERTA CHILDREN'S HOSPITAL

(24 hour Emergency)
2888 Shaganappi Trail NW
Phone: 403-955-7211

COCHRANE COMMUNITY HEALTH CENTRE

OPEN 8AM TO 10PM DAILY
60 Grande Boulevard, Cochrane.
Phone: 403-851-6000

SHELDON M. CHUMIR HEALTH CENTRE

(OPEN 24 HOURS)
1213 4 St SW
(403) 955-6200

DENTISTS

ARBOUR LAKE DENTAL CARE

150 Crowfoot Crescent NW #224
403-241-8805
<https://www.arbournlakedental.com/site/home>

MILLENNIUM SMILE - CROWFOOT DENTAL

20 Crowfoot Crescent NW #210
403-239-7181
<https://www.millenniumsmile.com/>

WALK-IN CLINICS

PINNACLE MEDICAL CENTRES CROWFOOT

Walk-in & Appointment
31 Crowfoot Way NW
(587) 774-8698
<http://www.pinnaclemedicalcentres.com/>

MEDICENTRES FAMILY CARE CLINICS

150 Crowfoot Crescent NW #217
403-241-8900
<https://www.medicentres.com>

MEDICARE ROYAL VISTA MEDICAL FAMILY PRACTICE & WALK-IN CLINIC

8730 Country Hills Blvd NW #250
403-262-7787
<https://www.medicareclinic.org/>

VETS

VCA CANADA CROWFOOT ANIMAL HOSPITAL

150 Crowfoot Crescent NW #211
403-241-8944
<https://vcacanada.com/crowfoot/>

ROCKY RIDGE PET HOSPITAL

11595 Rockyvalley Dr NW Unit 2010
403-984-4143
<http://www.rockyridgevet.com/>

ROYAL VETERINARY HOSPITAL

108-500 Royal Oak Dr NW
403-452-9444
<https://royalvethospital.com/>

SCHOOLS

PUBLIC SCHOOLS

CITADEL PARK SCHOOL (K-4) PUBLIC

808 Citadel Drive NW

Phone: 403-777-8063

<http://school.cbe.ab.ca/school/CitadelPark/>

ARBOUR LAKE SCHOOL (5-9) PUBLIC

27 Arbour Crest Drive NW

Phone: 403-777-7310

<http://school.cbe.ab.ca/school/ArbourLake/>

ROBERT THIRSK HIGH SCHOOL (10-12) PUBLIC

8777 Nose Hill Drive NW

Phone: 403-817-3400

<http://schools.cbe.ab.ca/b880/>

CATHOLIC SCHOOLS

ST. AMBROSE SCHOOL (K-9) CATHOLIC

1500 Arbour Lake Road NW

Phone: 403-500-2100

<https://www.cssd.ab.ca/schools/stambrose/Pages/default.aspx>

ST. LUKE SCHOOL (FRENCH IMMERSION) (K-6)

1232 Northmount Drive NW

Phone: 403-500-2039

<https://www.cssd.ab.ca/schools/stluke/Pages/default.aspx>

ST. FRANCIS HIGH SCHOOL (10-12) CATHOLIC

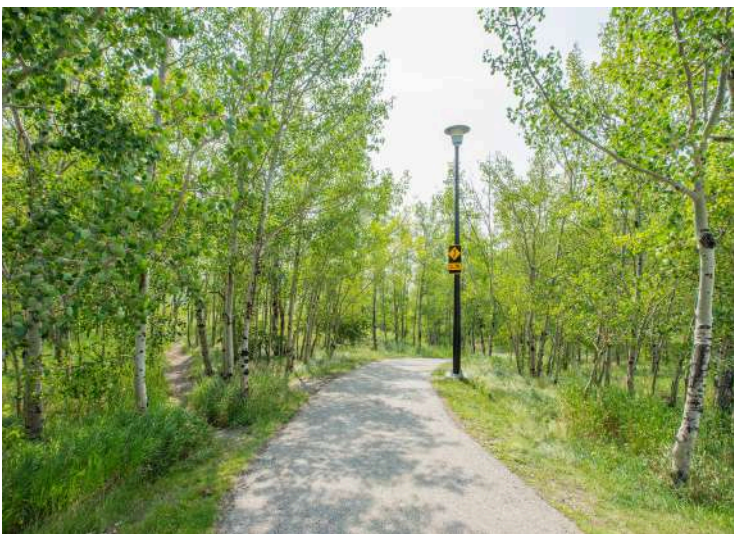
877 Northmount Drive NW

Phone: 403-500-2026

<https://www.cssd.ab.ca/schools/stfrancis/About/Pages/default.aspx>



BEAUTIFUL ARBOUR LAKE



BEAUTIFUL ARBOUR LAKE

