



GRASSROOTS
REALTY GROUP

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20 Arbour Glen Green NW
Calgary, Alberta

MLS # A2218523



\$929,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,022 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Tre		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Vinyl Windows

Inclusions: 2 TV Mounts, TV in Primary Bedroom, Mirror in Primary Bedroom.

Pride of ownership shines throughout this professionally renovated original-owner property situated on a quiet cul-de-sac with an oversized pie lot backing onto a park and green space! This meticulously cared for property is situated on a 7,200 square foot lot and features 3 living areas, 4 bedrooms, 3.5 bathrooms and a main floor office space. Soaring vaulted ceilings greet you upon entry to the fully updated main level, with natural light flooding the main living space. The front great room has west-facing bay windows, ensuring sunshine all evening long, whether you're relaxing on the front deck or enjoying the sunshine inside. The central dining area includes a built-in bar with additional storage. Refinished oak hardwood flooring flows throughout the main level and into the renovated kitchen. The kitchen is central to the main level, offering views to the front great room and rear family room - creating the perfect space for entertaining. The kitchen is finished in maple cabinetry, quartz countertops, a gas range, built-in chimney hood fan & microwave, a prep sink, and has endless storage including a built-in pantry. The rear family room has a central gas fireplace for cozy winter nights and a wall of windows across the back of the property allows for views of the sprawling backyard and green space while providing a bright and open living area all day long. A comfortable private office, 2pc bathroom and mudroom with laundry off of the double attached garage complete the main level. Maple and iron spindle railing guides you to the second level while maintaining an open feel throughout. The primary bedroom, spanning ~13'x14', overlooks the backyard and is complete with a fully updated ensuite with dual sinks, a walk-in tiled shower with 10mm glass, and a large walk-in closet. Two more comfortable bedrooms, one with stunning mountain views, and a fully updated 4pc bathroom

complete the upper level. The fully developed basement has been freshly painted and offers a large rec room with space for a TV area + gym space or games area and is complete with a 4th bedroom, full bathroom, and an oversized utility room for additional storage. The expansive pie-shaped lot offers a beautifully landscaped, private backyard, perfect for relaxing or entertaining. Enjoy the rear composite deck, the lower interlocking brick patio, or gather around the firepit area. Surrounded by mature trees, shrubs, and flowers, this backyard oasis is yours to enjoy all summer long while the central A/C keeps the indoors cool and comfortable. Additional upgrades include triple pane windows, a newer furnace and Hunter Douglas window treatments. This beautifully renovated property truly offers it all - fully updated + mountain views + pie lot on a cul-de-sac backing onto a park + flooded with natural light and ample space for a growing family. Located in the desirable lake community of Arbour Lake, within walking distance to amenities - this property truly is the gem you've been waiting for!