



GRASSROOTS
REALTY GROUP

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39 Arbour Estates Way NW
Calgary, Alberta

MLS # A2263393



\$949,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Arbour Lake | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,611 sq.ft. | Age: | 1997 (28 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.20 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Lake, Landscaped, Level, Rect | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, Pantry, Skylight(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: TV in Kitchen and Freezer in Garage

This remarkable home in Arbour Estates offers over 2,887.4 sq ft of developed space, an exceptional location with a west-facing backyard on an extra-wide lot. It's just a short drive to theatres, fine dining, and the lake, perfectly blending convenience and charm. The residence features luxurious estate-level finishes that combine comfort with sophisticated style throughout. Step inside to discover elegant cherry hardwood floors that flow seamlessly into an open dining and living area, and a Spacious master bedroom with a luxury 4-piece ensuite with a steam shower and a Huge walk-in Closet. Plus another bedroom with a 4-piece bathroom. The custom-made kitchen is designed to inspire any cooking enthusiast with its thoughtful layout and premium details. The basement is adorned with beautiful Brazilian cherry hardwood and includes a bedroom and a 4-piece bathroom with a heated floor, adding a touch of warmth and luxury. Over time, numerous upgrades have been made, including underground sprinklers, acrylic stucco, new stone siding, replaced windows and skylights, a composite deck, and a custom shed with a composite veranda. Additional amenities include 6-inch eavestroughs, air conditioning, a tankless water heater, and an energy-efficient furnace covered by a warranty until 2030, paired with an air purification system. The ensuite bathroom features a custom steam shower, and all toilets were replaced in 2024. The kitchen boasts custom solid maple cabinetry with granite countertops and a custom pantry. Recent improvements also include a high-speed garage door opener and new maple baseboards. This well-maintained home exemplifies top-quality craftsmanship.