



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

99 Arbour Lake Way NW
Calgary, Alberta

MLS # A2274933



\$699,900

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Arbour Lake | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,600 sq.ft. | Age: | 1994 (31 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, High Ceilings, No Animal Home | | |

Inclusions: N/A

Built to impress, this stunning bi-level home truly has it all — a double attached garage, a walkout basement, and a fantastic location just minutes from the lake. Offering over 2,400 sq ft of living space, this south-facing beauty features 4 bedrooms and 3 full bathrooms, designed to maximize comfort, style, and natural light. Step inside to a grand foyer with a curved feature wall, leading into an open-concept layout with tile flooring, a bright dining area, and a cozy family room complete with a gas fireplace. The oak island kitchen is a chef's delight, finished with granite countertops, a wine rack, and a spacious walk-in pantry. Vaulted ceilings, large windows, and skylights flood the home with light, creating an airy, inviting atmosphere throughout. Perfect for families, the home offers excellent separation of space with bedrooms thoughtfully spread across three levels — including a private primary suite on its own upper level, separate from the kids' rooms. The fully finished walkout basement is an entertainer's dream. Featuring 9' ceilings, two additional bedrooms, a full bathroom, laundry area, and a massive recreation room with an entertainment centre, this space is ideal for gatherings or relaxation. French doors open to a rear wood deck and a fully fenced south-facing backyard. With quick access to major transportation routes and a brand-new high school under construction nearby, this home combines luxury, functionality, and convenience in one exceptional package.