



**104 Arbour Lake Way NW  
Calgary, Alberta**

**MLS # A2304051**



**\$699,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,540 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Kitchen Island (Moveable)

Welcome to 104 Arbour Lake Way NW, a large walkout bungalow in Arbour Lake, Northwest Calgary's only lake community. Imagine spending your summer at the lake, just minutes from your front door! With a functional layout and an excellent location, this home offers a fantastic opportunity for buyers looking to personalize and add value. You're welcomed by a large entry leading into a bright front living and formal dining area. This open concept area with vaulted ceilings is perfect for entertaining family and friends. Toward the back of the home, you'll find a spacious kitchen featuring an island and breakfast nook, perfect for everyday living. It opens seamlessly into a cozy family room with a gas fireplace, creating a warm and inviting space. From here, you can step out onto the covered deck overlooking the large yard, an ideal spot to unwind and enjoy the upcoming warmer months. The primary bedroom is a generous size and includes a 4-piece en-suite bathroom and walk-in closet. The second bedroom is also large and offers ample closet space. The main floor is completed with another full bathroom, main floor laundry, and access to a double attached garage for your convenience. The fully developed walkout basement is filled with natural light and offers a large recreation space, two additional bedrooms, and a spacious office that could easily function as a 5th bedroom—giving you plenty of flexibility for family, guests, or work-from-home needs. The yard is a great size and adds to the overall potential of the property. With solid bones and a layout that works, this home is a great fit for buyers who see the opportunity to update and add value over time. Roof replaced in 2011. Arbour Lake offers the unique benefit of being Northwest Calgary's only lake community, with year-round recreation from summer lake days to

winter skating. Conveniently located near Crowfoot amenities, the LRT, schools, and major roadways, it's a location that continues to be in high demand. This is a chance to get into a well-established NW community. Home is being sold as-is.