



**8 Arbour Glen Close NW
Calgary, Alberta**

MLS # A2180668



\$860,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,378 sq.ft.	Age:	1992 (32 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

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

Inclusions: Outdoor Bench

Newly Painted | Immediate Possession Available! Welcome to this extraordinary home located in the heart of Arbour Lake, Calgary's award-winning lake community. With over 3,000 square feet of thoughtfully designed living space, this home offers an exceptional blend of comfort, style, and functionality.

Main Floor: A Space for Living and Entertaining

Step into a grand entrance with soaring 17-foot cathedral ceilings and elegant hardwood floors. The renovated kitchen features: Modern cabinetry, Gleaming granite countertops, A stylish backsplash, and Premium stainless-steel appliances. Sunlight pours through triple-pane windows, brightening the formal dining area and the inviting great room with built-in features and a cozy gas fireplace. Additional conveniences include: A main floor den, Modern light fixtures, A two-piece bathroom, and A mudroom with ample storage. Upper Level: Your Private Retreat Beautiful hardwood floors lead to: Three generously sized bedrooms, A versatile loft/bonus room, perfect for relaxing or working from home. The luxurious primary suite offers: A five-piece ensuite bathroom with oversized soaker tub A walk-in closet Basement: Extra Space for Your Needs A fully developed basement designed for versatility: A dedicated media room for movie nights, An additional bedroom, and A spacious great room, with a rough-in ready for a future bathroom in the utility area. Garage and Outdoor Features The drywalled and insulated garage comes equipped with an EV charger, perfect for electric vehicle owners. Outside, the front yard features a

picturesque botanical garden, showcasing perennial blooms in Spring and Summer. The backyard oasis offers serene views of mature trees, a maintenance-free composite deck with aluminum railings, and a concrete patio, creating the perfect space for outdoor gatherings and relaxation. Location Arbour Lake provides unparalleled convenience with easy access to: Arbour lake community center, ideal for leisure and recreational activities. Schools, Shopping centers, Restaurants, Grocery stores, and C-Train stations for effortless commuting.

2024 Updates Full interior painting, New baseboards, Washer and boiler upgrades, and reverse osmosis water filtration system. This elegant, move-in-ready home is vacant and easy to show. Don't miss the opportunity to live in one of Calgary's most desirable communities.