



**GRASSROOTS**  
REALTY GROUP

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

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

**MLS # A2193045**



**\$895,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,745 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, Many Trees, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks, Separate Entrance, Vaulted Ceiling(s)		

**Inclusions:** Basement storage room deep freezer, Heavy duty file cabinet (safe like) in storage room, all curtain rods and hanging drapes/roman curtains, basement suite appliances (dishwasher, stove, range hood, microwave, refrigerator, stacked washer/dryer), 3rd main floor bedroom book cases on closet wall and shelf beside window (right side), TV wall mount in main floor family room, glass shelving in the cantilever area of the dining room, and hanging mechanism (Flexible plastic Velcro mounting material) in the master bedroom for the canopy (it will remain in the ceiling).

Welcome to your beautifully and professionally renovated walkout bungalow in the highly sought-after community of Arbour Lake! Offering over 2,900 sq. ft. of developed living space, this exceptional home features 4-bedrooms (3 above grade), 3-full bathrooms, a double attached garage, and a separate entrance to a basement illegal-suite; ideal for extended family or rental potential. Inside, experience a stunning renovation by Designer Edge, completed three years ago, which includes a brand-new kitchen, updated guest and master bathrooms, fresh paint, elegant wainscoting, new baseboards, doors, casings, a refreshed laundry room, and a new patio deck with railings. The main level boasts real hardwood flooring, plush carpet, designer tile back-splash, beautifully tiled bathrooms, quartz counter-tops throughout, and modern, elegant fixtures and finishes. The custom full-height cabinetry by Ateliers Jacob is paired with new stainless steel appliances, including a fridge, stove, dishwasher, and hood fan, as well as a brand-new washer and dryer. Enjoy your private upper-floor patio off the family room, perfect for morning coffee or evening relaxation. The fully developed walkout basement features a separate entrance to the illegal-suite, which includes a kitchen, living room, dining area, a spacious bedroom with an egress window, and a full bathroom with in-suite laundry. Additionally, there is another access point from the main home's walkout basement, which offers a full living room, ample storage, and direct access to the yard. This provides flexibility to keep the space as part of the family home or separate it as a secure rental. The suite was lovingly built to care for family and friends. Step outside and discover an incredible backyard oasis, complete with a custom concrete walkway, a beautifully landscaped yard, an expansive concrete patio, and a

covered deck for year-round entertaining. A charming custom-built shed with dual front-and-backyard access offers plenty of storage and makes moving outdoor equipment a breeze. Additional updates include an updated hot water tank that was replaced two years ago, garage door was replaced 6 years ago, and the roof was replaced 12 years ago with a 25-year warranty. Located in one of Calgary's most desirable lake communities, this home seamlessly blends comfort, style, and functionality. Don't miss out—schedule your private viewing today!