

\$949,900 - 39 Arbour Estates Way Nw, Calgary

MLS® #A2263393

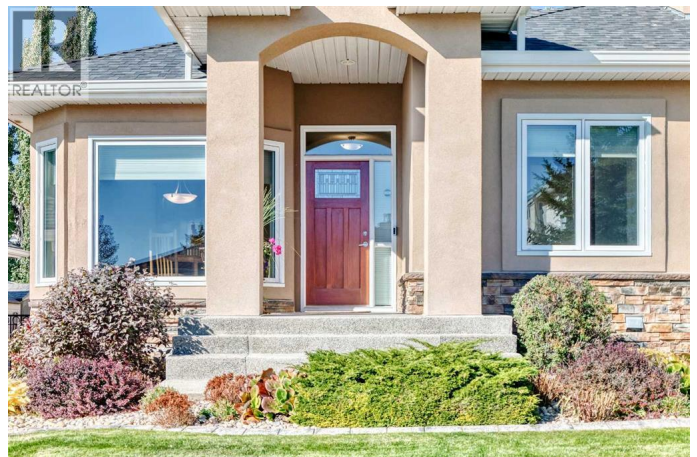
\$949,900

3 Bedroom, 3.00 Bathroom, 1,611 sqft

Single Family on 0.20 Acres

Arbour Lake, Calgary, Alberta

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 great-size 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 maple baseboards. This well-maintained home exemplifies top-quality craftsmanship.
(id:6289)

Built in 1997

Essential Information

Listing #	A2263393
Price	\$949,900
Bedrooms	3
Bathrooms	3.00
Square Footage	1,611
Acres	0.20
Year Built	1997
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	39 Arbour Estates Way Nw
Subdivision	Arbour Lake
City	Calgary
Province	Alberta
Postal Code	T3G3Z9

Amenities

Amenities	Park, Playground, Schools, Shopping, Water Nearby, Clubhouse
Features	Cul-de-sac, PVC window, Level
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Window Coverings, Washer & Dryer
Heating	Natural gas Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stone, Stucco
Exterior Features	Fruit trees, Landscaped, Underground sprinkler
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Seller Direct Real Estate
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