

39 Arbour Estates Way NW
Calgary, Alberta

MLS # A2263393



\$949,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,611 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Lake, Landscaped, Level, Rect		
Heating:	Forced Air, Natural Gas		
Floors:	Hardwood, Tile		
Roof:	Asphalt Shingle		
Basement:	Finished, Full		
Exterior:	Stone, Stucco, Wood Frame		
Foundation:	Poured Concrete		
Features:	Granite Counters, Kitchen Island, Pantry, Skylight(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	R-CG		
Utilities:	-		
Inclusions:	TV in Kitchen and Freezer in Garage		

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.