

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

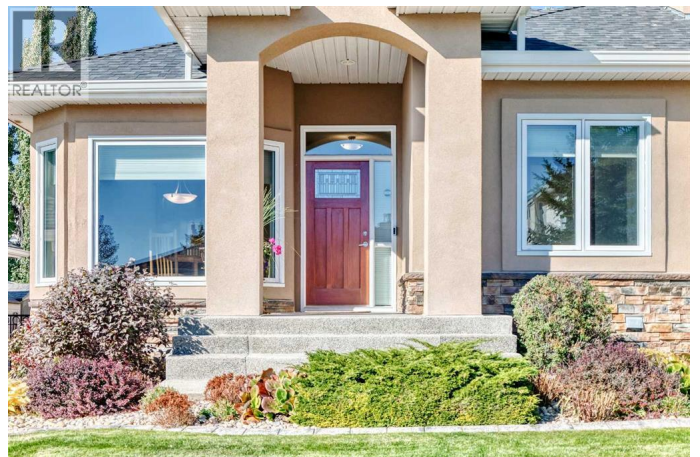
MLS® #A2263393

**\$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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