

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

MLS # A2214698



\$869,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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 Home! Step into this professionally & beautifully renovated walkout bungalow, tucked away in one of Calgary's most sought-after communities - Arbour Lake. With over 2,900 sq. ft. of updated living space, this 4-bedroom, 3-bathroom residence with a double attached garage is the perfect fusion of timeless design, modern elegance, and family-friendly functionality. Inside, every detail has been meticulously curated by Designers Edge, creating a warm and sophisticated atmosphere. Enjoy rich hardwood flooring, elegant wainscoting, fresh designer paint, luxurious tile-work, and stylish lighting that flows effortlessly from room to room. At the heart of the home is a show-stopping kitchen featuring custom full-height cabinetry by Ateliers Jacob, quartz counter-tops, an eye-catching designer tile back-splash, and a full suite of new stainless steel appliances. Whether hosting a dinner party or enjoying a quiet evening in, this kitchen is designed to impress. Unwind in the bright and airy family room, which opens onto a private upper patio—the ideal space to enjoy your morning coffee or relax under the stars. The serene primary suite offers a luxurious retreat, complete with a beautifully updated ensuite. Two additional bedrooms and a tastefully renovated main bathroom provide ample space for family, guests, or a home office. The fully developed walkout basement adds incredible versatility to this home. It features a separate entrance to a spacious illegal-suite, thoughtfully designed with a kitchen, living and dining area, a large bedroom with egress window, and a full bathroom with in-suite laundry. Lovingly built to accommodate family and friends, the suite offers exceptional value and comfort - perfect for multi-generational living, extended stays, guests, or potential rental income. In addition, the illegal-suite was smartly designed with

flexible access - you can enter it through a discreet door in the basement bathroom, allowing you to easily integrate it into the main home if desired. But that's not all, there's still an entirely separate section of the basement reserved for the main residence, featuring a spacious family/media room, ample storage, and direct access to the backyard, providing even more versatility to fit your family. Step outside and discover a private backyard oasis, complete with a custom concrete patio, covered deck for year-round enjoyment, and a charming dual-access storage shed. It's a haven for entertaining, gardening, or simply relaxing in your own beautifully landscaped retreat. Additional recent upgrades include a new hot water tank (2023), garage door (2019), and roof (2012) with a 25-year warranty—ensuring peace of mind for years to come. As a proud resident of Arbour Lake, you'll enjoy exclusive lake access, year-round activities, top-rated schools, scenic parks, and unbeatable proximity to shopping, dining, and transit. Book your private showing today and experience the perfect harmony of elegance and functionality.