



**GRASSROOTS**  
REALTY GROUP

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**40 Arbour Estates Green NW  
Calgary, Alberta**

**MLS # A2294466**



**\$1,599,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,047 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Cul-De-Sac, Pie Shaped Lot, Underground S		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s), Wired for Sound

**Inclusions:** Fridge downstairs, dishwasher downstairs, microwave downstairs, deep freeze, tv & sound system downstairs, tv in primary bedroom

**\*\*OPEN HOUSE MARCH 28th 12pm-4pm\*\*** This exceptional estate home offers a rare combination of space, views, and location in north Calgary's ONLY lake community. Situated on an expansive 12,000+ sqft lot, the property delivers a true sense of outdoor potential—perfect for entertaining, family living, or creating your own backyard retreat. This home also offers rare 24/7 lake access with a private path - providing exclusive entry to the water just steps from your door. Featuring 6 bedrooms, 5 bathrooms, and a dedicated office, the home is thoughtfully designed to accommodate your whole family. The fully finished walkout basement includes a kitchenette, offering excellent flexibility for extended family, guests, or potential to suite (subject to approval and permitting by the city). Take in a striking blend of mountain serenity and city energy with breathtaking views of the Rockies as well as the cityscape. A rare opportunity to secure such a large-lot property this close to the lake—homes like this are seldom available. Call your favourite realtor and don't miss out!