



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

MLS # A2306188



\$1,150,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	Bungalow with Loft		
Size:	1,650 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Lawn, Rectangular Lot, Underground Sprinkler		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Hot tub (as-is)

*** OPEN HOUSE 1pm - 5pm Saturday May 9 *** Welcome to an exceptional lake access estate home in the prestigious community of Arbour Lake, where breathtaking, unobstructed Rocky Mountain views take center stage and an elevated lifestyle follows naturally. Perfectly positioned on a premium lake access lot, this remarkable walkout bungalow blends natural beauty, exclusivity, and modern sophistication. The interior has been thoughtfully elevated with professional renovations designed by a leading interior designer. From your own backyard, enjoy residents-only pathway access just minutes to the Arbour Lake Residents Association—placing the private beach, tennis courts, boating, skating, and year-round social events within easy walking distance. Inside, the open-concept layout is defined by soaring vaulted ceilings and a bright kitchen skylight, flooding the heart of the home with natural light. The home has been meticulously upgraded for efficiency and comfort, featuring new triple-pane windows that frame the mountain views while ensuring superior insulation. The walkout lower level offers refined comfort with in-floor heating and a custom wet bar, creating an inviting space ideal for hosting or unwinding. Outside, the property is as functional as it is beautiful, featuring a professionally installed underground sprinkler system for effortless yard maintenance. The attached triple garage adds exceptional value—providing generous space for vehicles, storage, and recreational toys, perfectly complementing the active lake lifestyle. Additional highlights include: Designer-led renovations and premium finishes Energy-efficient triple-pane windows throughout Luxurious in-floor heating (lower level) Vaulted ceilings with a kitchen skylight Underground sprinkler system and central air conditioning Attached triple garage for functionality and flexibility Fully

finished walkout basement with expansive entertainment space The location is equally impressive—YMCA, public library, Crowfoot Crossing Shopping Centre, schools, and restaurants are all within a 10-minute walk. Homes that offer this combination of lake access, mountain views, and high-end mechanical upgrades are exceptionally rare.