



GRASSROOTS

REALTY GROUP

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**37 Arbour Summit Close NW
Calgary, Alberta**

MLS # A2310638



\$899,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,281 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Level, No		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Wet Bar, Wired for Sound

Inclusions: Green House and Shed

WALKOUT BACKING GREENSPACE | OVER 3,300 SQ FT OF LIVING SPACE | 4 BEDROOMS | SUNROOM | LAKE COMMUNITY. Welcome to this beautifully maintained and extensively upgraded 2-storey walkout home located in the highly sought-after lake community of Arbour Lake. Offering over 3,300 sq ft of developed living space, this stunning 4-bedroom home combines exceptional craftsmanship, functional design, and a serene backyard setting backing onto greenspace. The main floor welcomes you with a bright formal sitting and dining area, convenient laundry room, 2-piece bath, and spacious family room featuring custom built-ins and a cozy gas fireplace. The chef-inspired kitchen showcases granite countertops and backsplash, prep island, pantry, and abundant cabinetry. Just off the kitchen is the spectacular 7'x14'x6' 4-season sunroom Whether you're enjoying your morning coffee with a sunrise view, cozying up with a book, or hosting weekend get-togethers, complete with natural gas hookup for BBQs. Upstairs offers 3 spacious secondary bedrooms, a full 4-piece bathroom, and a large primary retreat featuring a walk-in closet and luxurious 5-piece ensuite. The fully developed walkout basement is designed for entertaining and family enjoyment with a wet bar, large recreation/family room, gym/hobby space, and direct access to the beautifully landscaped backyard. Outside, the attention to detail is truly impressive with rock gardens, greenhouse, shed, mature landscaping, patio space, and exceptional privacy backing onto green space. Recent upgrades include: Triple-pane PVC windows, Central A/C (2022), Furnace (2022), Hot water tank (2024), refrigerator (2022) As Northwest Calgary's only lake community, Arbour Lake offers year-round amenities including swimming, fishing, boating, skating,

parks, pathways, schools, shopping, mountain views, and quick access to major routes. This is a rare opportunity to own a move-in ready walkout home in one of Calgary's most desirable family communities.