



GRASSROOTS
REALTY GROUP

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40 Arbour Estates Green NW
Calgary, Alberta

MLS # A2329083



\$1,499,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,072 sq.ft.	Age:	2002 (24 yrs old)
Beds:	6	Baths:	5
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Insulated		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Cul-De-Sac, Front Yard, Irregular Lot, Lake, F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Slate, Tile	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	primary bedroom tv and wall mount, basement tv and built in sound system, deep freezer in storage room, work bench in garage.		

DIRECT LAKE ACCESS HOMEMOUNTAIN VIEWS*** This custom-built residence sits on Arbour Lake's largest lot, offering sweeping lake and mountain views alongside private path access to year-round community amenities, including a sandy beach and winter ice rink. Spanning six bedrooms, five bathrooms the functional layout features 2 gas fire places, lofty coffered ceilings, crown molding, updated lighting, and main-floor den, mudroom, three-piece bath, a dedicated home office, whole home fan (keeping the home cool and comfortable), a kitchen with granite countertops, stainless steel appliances, maple cabinetry, a walk-in pantry, a dedicated coffee station, and direct access off the kitchen to a rear deck with glass railings with unobstructed horizons. Upstairs features four large bedrooms and three full bathrooms. The primary suite boasts a jetted tub, double vanities, and a seated shower, while one of the secondary bedrooms offers its own private ensuite with heated floors. A convenient upper-level laundry room with ample built-in storage rounds out the space. A walk-out basement provides a self-contained living space, with the option for multifamily living. Complete with a secondary kitchenette, heated tile floors, a full bath, 2 additional bedrooms, wine cellar, and an integrated sound system in the rec room for fun family gatherings around the pool table. Outside, enjoy the space of the backyard large enough for a game of soccer, or volleyball with friends and family, an exposed aggregate patio for extra entertaining space providing a gas line for BBQ-ing, outdoor shower hookup, 220V hot tub wiring, six-zone irrigation, and an oversized 2.5-car garage with a built-in workbench. Residents with direct lake entry benefit from 24/7 lake privileges, including sandy beach access to the canteen, paddle boards and boats, lounge chairs, fishing, tennis

and pickle ball courts, summer events, and winter ice skating, all situated on a quiet cul-de-sac with seamless access to John Laurier Boulevard and Stoney Trail for effortless city commutes and getaways to the mountains. Within minutes you have easy access to Crowfoot Shopping Centre and the YMCA. Completing this exceptional property is an abundance of storage space throughout, ensuring plenty of room for all your outdoor gear, seasonal items, and everyday living.