



GRASSROOTS
REALTY GROUP

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16 Arbour Estates View NW
Calgary, Alberta

MLS # A2331275



\$995,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,808 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Garage door opener + 1 remote, Alarm system, Vacuum system + all attachments, 3 Ceiling fans, Garburator, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

A rare opportunity to renovate and personalize a custom-built walkout home in one of Arbour Lake's most peaceful estate locations—just a short stroll from the lake. Welcome to Arbour Lake, one of NW Calgary's most sought-after lake communities. Proudly built by its original owner, this custom home is being offered for sale for the very first time. With over two expansive levels of living space, this walkout bungalow offers exceptional functionality, generous room sizes, and endless potential to create your dream home. Step inside to discover a bright, open-concept main floor highlighted by soaring vaulted ceilings and an abundance of natural light. The spacious kitchen features a large island with breakfast bar, solid oak cabinetry, custom tile countertops, and a convenient built-in desk. The oversized primary retreat offers a large walk-in closet and a sun-filled 5-piece ensuite. Completing the main level are a second bedroom, a 3-piece bathroom, and a convenient main-floor laundry room. The fully finished walkout level is equally impressive, featuring 9-foot ceilings, three additional bedrooms, expansive recreation and entertaining spaces, a large storage/mechanical room, a cold room, and a covered walkout area ideal for gardening, hobbies, or additional outdoor living. Additional features include a spacious deck off the kitchen, two fireplaces with custom built-ins, illuminated stair lighting, marble countertops in all bathrooms, and an insulated, drywalled triple attached garage with plenty of room for vehicles, storage, and recreational toys. Enjoy the exceptional lifestyle that Arbour Lake offers, with year-round lake access including swimming, paddle boating, fishing, skating, and ice fishing. Located in an amenity-rich community close to top-rated schools, the YMCA, library, Crowfoot shopping and dining, parks, and excellent transportation routes. This

is a rare opportunity to own a solid, custom-built home with incredible potential in one of Calgary's premier lake communities.