



GRASSROOTS
REALTY GROUP

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184 Arbour Lake Way NW
Calgary, Alberta

MLS # A2345873



\$669,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,330 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Many Trees, No Back Lane, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: Shelving in basement & garage, composter

OPEN HOUSE SUNDAY, OCTOBER 4, 1 - 3 PM. Welcome to this beautifully renovated three-bedroom raised bungalow in the highly sought-after lake community of Arbour Lake. Set on a corner lot with mature landscaping, this move-in-ready home showcases extensive updates inside and out. The main living area features vaulted ceilings in the living and dining rooms, creating an open, airy feel. The fully redesigned kitchen (2022) offers custom cabinetry, quartz countertops, an island, new tile backsplash and flooring, Moen faucet, and new stove fan. Premium appliances include a Miele dishwasher and KitchenAid oven and refrigerator. Throughout the home, thoughtful upgrades include new interior doors, trim, baseboards, all new lighting, and fresh paint. Flooring updates include luxury vinyl plank in the entry, one bedroom, and both bathrooms, with new carpet in the remaining bedrooms and basement stairs. The primary ensuite was completely rebuilt with a walk-in tiled shower, Grohe showerhead, Toto toilet, Riobel faucet, new vanity with quartz countertop, mirror, and lighting. The second bathroom features a new vanity with quartz countertop, Riobel faucet, Toto toilet, updated lighting, new tile surround, and showerhead, while retaining the existing tub. The unfinished basement is ready for future development. During the kitchen and bathroom renovations, Poly-B supply lines into the basement were replaced; the remaining Poly-B is located in the undeveloped basement and is easily accessible. Additional upgrades include a new furnace (2022), water softener, new garage door, and a fully drywalled and painted garage. The hot water tank (2020) and roof (2020) were replaced by previous owners, with added roof venting. Outdoor improvements include a new deck, new sliding patio door, and an additional patio door off the kitchen (2026). The fully

landscaped yard offers a private and inviting outdoor space. Residents of Arbour Lake enjoy access to a private lake for swimming, boating, fishing, and skating, along with parks, pathways, and year-round community activities. Conveniently located near schools, parks, shopping, the LRT, and major routes, this extensively updated home is ready to enjoy.