



GRASSROOTS
REALTY GROUP

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11 Arbour Summit Close NW
Calgary, Alberta

MLS # A2348374



\$674,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,803 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: REFRIGERATOR, DISHWASHER, HOODFAN, ELECTRIC STOVE, WASHER AND DRYER, GARAGE REMOTE. GARAGE CONTROL

Welcome to this exceptional 5 bedroom, 3.5 bathroom family home in Calgary's highly desirable lake community of Arbour Lake, offering over 1,800 sq. ft. of bright, functional living space. The main floor features spacious family and living areas flooded with natural light, ideal for both daily family life and hosting guests. Upstairs, you'll find three generous bedrooms, including a private primary suite complete with a 4-piece ensuite, alongside an additional full 4-piece bath. The fully finished lower level expands your space with a massive recreation room, two well-sized bedrooms, and a third 4-piece bathroom. Step outside into your private, meticulously landscaped backyard oasis, featuring an expansive deck perfect for summer entertaining. Enjoy exclusive year round lake privileges including swimming, boating, and skating all just minutes from top-rated schools, parks, Crowfoot Crossing shopping, and LRT transit.