

# \$895,000 - 107 Arbour Lake Way Nw, Calgary

MLS® #A2193045

**\$895,000**

4 Bedroom, 3.00 Bathroom, 1,745 sqft  
Residential on 0.14 Acres

Arbour Lake, Calgary, Alberta

Welcome to your beautifully and professionally renovated walkout bungalow in the highly sought-after community of Arbour Lake! Offering over 2,900 sq. ft. of developed living space, this exceptional home features 4-bedrooms (3 above grade), 3-full bathrooms, a double attached garage, and a separate entrance to a basement illegal-suite; ideal for extended family or rental potential.

Inside, experience a stunning renovation by Designer Edge, completed three years ago, which includes a brand-new kitchen, updated guest and master bathrooms, fresh paint, elegant wainscotting, new baseboards, doors, casings, a refreshed laundry room, and a new patio deck with railings. The main level boasts real hardwood flooring, plush carpet, designer tile back-splash, beautifully tiled bathrooms, quartz counter-tops throughout, and modern, elegant fixtures and finishes. The custom full-height cabinetry by Ateliers Jacob is paired with new stainless steel appliances, including a fridge, stove, dishwasher, and hood fan, as well as a brand-new washer and dryer. Enjoy your private upper-floor patio off the family room, perfect for morning coffee or evening relaxation.

The fully developed walkout basement features a separate entrance to the illegal-suite, which includes a kitchen, living room, dining area, a spacious bedroom with an egress window, and a full bathroom with



in-suite laundry. Additionally, there is another access point from the main home's walkout basement, which offers a full living room, ample storage, and direct access to the yard. This provides flexibility to keep the space as part of the family home or separate it as a rental suite.

Step outside and discover an incredible backyard oasis, complete with a custom concrete walkway, a beautifully landscaped yard, an expansive concrete patio, and a covered deck for year-round entertaining. A charming custom-built shed with dual front-and-backyard access offers plenty of storage and makes moving outdoor equipment a breeze.

Additional updates include professionally cleaned carpets, eaves, and windows. The furnace has been recently serviced and cleaned, along with all of the ducts. The hot water tank was replaced two years ago, garage door was replaced 6 years ago, and the roof was replaced 12 years ago with a 25-year warranty.

Located in one of Calgary's most desirable lake communities, this home seamlessly blends comfort, style, and functionality. Don't miss out—schedule your private viewing today!

Built in 1992

### **Essential Information**

MLS® #	A2193045
Price	\$895,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,745

Acres	0.14
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	107 Arbour Lake Way Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3S8

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Open Floorplan, Separate Entrance, See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Electric Range, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room, Brass
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Front Yard, Landscaped, Lawn, Many Trees, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco

Foundation            Poured Concrete

### **Additional Information**

Date Listed            April 4th, 2025

Days on Market      1

Zoning                R-CG

HOA Fees             289

HOA Fees Freq.      ANN

### **Listing Details**

Listing Office        Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.