

\$949,900 - 39 Arbour Estates Way Nw, Calgary

MLS® #A2263393

\$949,900

3 Bedroom, 3.00 Bathroom, 1,611 sqft
Residential on 0.20 Acres

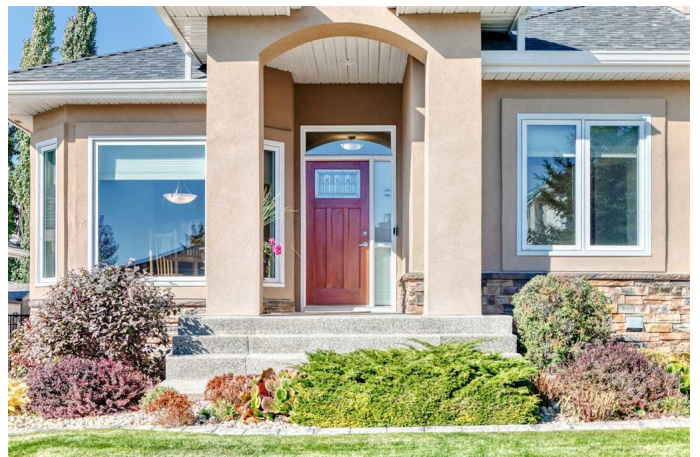
Arbour Lake, Calgary, Alberta

This remarkable home in Arbour Estates offers over 2,887.4 sq ft of developed space, an exceptional location with a west-facing backyard on an extra-wide lot. It's just a short drive to theatres, fine dining, and the lake, perfectly blending convenience and charm. The residence features luxurious estate-level finishes that combine comfort with sophisticated style throughout.

Step inside to discover elegant cherry hardwood floors that flow seamlessly into an open dining and living area, and a Spacious master bedroom with a luxury 4-piece ensuite with a steam shower and a great-size walk-in Closet. Plus another bedroom with a 4-piece bathroom. The custom-made kitchen is designed to inspire any cooking enthusiast with its thoughtful layout and premium details. The basement is adorned with beautiful Brazilian cherry hardwood and includes a bedroom and a 4-piece bathroom with a heated floor, adding a touch of warmth and luxury.

Over time, numerous upgrades have been made, including underground sprinklers, acrylic stucco, new stone siding, replaced windows and skylights, a composite deck, and a custom shed with a composite veranda. Additional amenities include 6-inch eavestroughs, air conditioning, a tankless water heater, and an energy-efficient furnace covered by a warranty until 2030, paired with an air purification system.

The ensuite bathroom features a custom



steam shower, and all toilets were replaced in 2024. The kitchen boasts custom solid maple cabinetry with granite countertops and a custom pantry. Recent improvements also include a high-speed garage door opener and maple baseboards. This well-maintained home exemplifies top-quality craftsmanship.

Built in 1997

Essential Information

MLS® #	A2263393
Price	\$949,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,611
Acres	0.20
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	39 Arbour Estates Way Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3Z9

Amenities

Amenities	Beach Access, Boating, Clubhouse, Playground
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, Pantry, Skylight(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Lake, Landscaped, Level, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

Listing Details

Listing Office	Seller Direct Real Estate
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