



## 12 Arbour Glen Green Calgary Alberta

\$899,900

This beautiful home in Arbour Lake is sure to impress. With over 3,700 square feet of living space, it backs onto a serene green space and offers picturesque mountain views. Flooded with natural light, it features 4 bedrooms above grade, a huge pie-shaped lot and sits in a quiet cul-de-sac with welcoming neighbours. The main floor highlights gorgeous teak hardwood floors, with natural light streaming in from the many windows. The open front living area is perfect for gathering with family and friends, with an adjacent formal dining space ideal for special occasions. The renovated kitchen features abundant rich cabinetry, granite countertops, stainless steel appliances—including a built-in wall oven and microwave, gas range and a large island with a prep sink. Start your mornings in the bright breakfast nook, where you can enjoy the sunrise from the east-facing windows. The spacious family room overlooks the backyard and includes built-in shelving, a large window and a cozy gas fireplace. Completing the main floor is a 2-piece bathroom, a functional laundry room with a large storage closet and access to the double attached garage. Upstairs, the mountain views continue at the front of the home, where you can also enjoy afternoon sun. The expansive primary bedroom, accessed through French doors, features vaulted ceilings, a walk-in closet, and a large ensuite with a jetted tub and stand-up shower. Three additional upstairs bedrooms offer plenty of space for family, guests, or a home office with a view. The basement provides flexible potential, currently featuring a partial kitchen space, a large recreation area, a fifth bedroom, a 3-piece bathroom and ample storage. Outside, the pie-shaped backyard is a gardener's dream, lovingly maintained with seasonal blooms to enjoy throughout the year. Host on the spacious deck with the addition of a concrete pad area. Just a sh...

3pc Bathroom 10.92 Ft x 6.25 Ft

Bedroom 11.00 Ft x 10.67 Ft

Dining room 13.67 Ft x 12.08 Ft

Kitchen 6.67 Ft x 12.08 Ft

Recreational, Games room 22.17 Ft x 16.42 Ft

Storage 9.92 Ft x 11.58 Ft

Foyer 6.17 Ft x 10.33 Ft

Kitchen 20.42 Ft x 16.50 Ft

Laundry room 8.67 Ft x 6.08 Ft

Living room 11.42 Ft x 12.33 Ft

4pc Bathroom 7.58 Ft x 7.67 Ft

4pc Bathroom 20.50 Ft x 11.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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2pc Bathroom 5.33 Ft x 5.00 Ft  
Breakfast 11.00 Ft x 7.33 Ft  
Dining room 15.50 Ft x 12.17 Ft  
Family room 18.50 Ft x 15.42 Ft

Bedroom 11.17 Ft x 10.83 Ft  
Bedroom 11.17 Ft x 11.00 Ft  
Bedroom 18.83 Ft x 11.42 Ft