



405 Arbour Lake Drive Calgary Alberta

\$974,900

This stunning, custom-built, two-story home with a fully developed basement is in immaculate show home condition and located just a short walk from Arbour Lake. Offering a rare combination of spacious living and exceptional features, this home includes five bedrooms on the second floor, two additional bedrooms in the basement, plus a main-floor office and four bathrooms--totaling seven bedrooms in all. The main level is bright and open, featuring 9-ft ceilings throughout. It includes a formal dining room and a gourmet kitchen equipped with a center island, eating bar, granite countertops, and a designer tile backsplash. The kitchen seamlessly flows into a large eating area and a spacious great room with a gas fireplace, creating an inviting, cozy atmosphere. Patio doors open to a beautiful cedar two-tier deck, perfect for relaxation or entertaining, and overlooking lush green space. Additional main-floor highlights include a private office with double French doors, a convenient two-piece powder room, and a large laundry room with a sink. A stunning barrel ceiling enhances the staircase leading to the upper level, which features five generous bedrooms. The primary bedroom is a true retreat, complete with a luxurious five-piece spa-inspired ensuite, including a jetted tub, separate shower, and an oversized walk-in closet. The remaining four bedrooms are well-sized and share a five-piece main bathroom--a highly sought-after layout for large families. The professionally developed basement adds even more living space, with a large family room, recreation room, workout/office area, two additional bedrooms, and a four-piece bathroom. A spacious storage area houses two furnaces (recently serviced), ensuring year-round comfort and efficiency. Additional highlights include; fresh paint throughout, backs onto beautiful green space, oversized double attached garage, close to s...

Recreational, Games room 22.50 Ft x 13.58 Ft

Bedroom 13.50 Ft x 11.00 Ft

Bedroom 12.50 Ft x 10.25 Ft

Other 16.17 Ft x 8.83 Ft

4pc Bathroom 8.42 Ft x 5.00 Ft

Furnace 17.50 Ft x 13.00 Ft

Foyer 7.92 Ft x 6.67 Ft

Office 12.00 Ft x 11.00 Ft

Laundry room 12.92 Ft x 5.83 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Primary Bedroom 15.00 Ft x 14.00 Ft

Other 9.33 Ft x 6.33 Ft

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

Listing Presented By:



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See

Mirror

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Living room 23.17 Ft x 13.83 Ft
Kitchen 14.83 Ft x 11.83 Ft
Dining room 12.50 Ft x 11.00 Ft
Breakfast 11.75 Ft x 11.50 Ft

5pc Bathroom 11.25 Ft x 9.33 Ft
Bedroom 12.33 Ft x 11.00 Ft
Bedroom 12.33 Ft x 10.33 Ft