



107 Arbour Lake Way Calgary Alberta

\$895,000

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 wainscoting, 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 f...

Recreational, Games room 28.00 Ft x 14.67 Ft

Foyer 6.33 Ft x 4.58 Ft

Kitchen 8.58 Ft x 8.17 Ft

Family room 12.33 Ft x 11.83 Ft

Dining room 7.00 Ft x 7.00 Ft

Bedroom 15.92 Ft x 10.92 Ft

Furnace 9.00 Ft x 5.00 Ft

Storage 20.00 Ft x 10.00 Ft

Storage 14.00 Ft x 12.00 Ft

Kitchen 11.00 Ft x 11.00 Ft

Breakfast 9.00 Ft x 7.00 Ft

Living room 15.92 Ft x 10.92 Ft

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Listing Presented By:



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Office	5.00 Ft x 2.00 Ft	Dining room	10.00 Ft x 8.00 Ft
Storage	5.67 Ft x 4.67 Ft	Family room	14.17 Ft x 12.92 Ft
3pc Bathroom	11.83 Ft x 5.42 Ft	Foyer	7.50 Ft x 4.83 Ft
Laundry room	2.92 Ft x 2.92 Ft		