



## 8 Arbour Glen Close Calgary Alberta

\$850,000

Newly Painted | Immediate Possession Available! Welcome to this extraordinary home located in the heart of Arbour Lake, Calgary's award-winning lake community. With over 3,000 square feet of thoughtfully designed living space, this home offers an exceptional blend of comfort, style, and functionality. Main Floor: A Space for Living and Entertaining Step into a grand entrance with soaring 17-foot cathedral ceilings and elegant hardwood floors. The renovated kitchen features: Modern cabinetry, Gleaming granite countertops, A stylish backsplash, and Premium stainless-steel appliances. Sunlight pours through triple-pane windows, brightening the formal dining area and the inviting great room with built-in features and a cozy gas fireplace. Additional conveniences include: A main floor den, Modern light fixtures, A two-piece bathroom, and A mudroom with ample storage. Upper Level: Your Private Retreat Beautiful hardwood floors lead to: Three generously sized bedrooms, A versatile loft/bonus room, perfect for relaxing or working from home. The luxurious primary suite offers: A five-piece ensuite bathroom with oversized soaker tub A walk-in closet Basement: Extra Space for Your Needs A fully developed basement designed for versatility: A dedicated media room for movie nights, An additional bedroom, and A spacious great room, with a rough-in ready for a future bathroom in the utility area. Garage and Outdoor ...

Bedroom 9.83 Ft x 9.75 Ft  
 3pc Bathroom 9.58 Ft x 9.08 Ft  
 Other 13.33 Ft x 12.33 Ft  
 Primary Bedroom 12.92 Ft x 15.17 Ft  
 4pc Bathroom 4.92 Ft x 8.00 Ft  
 Bedroom 13.00 Ft x 11.67 Ft  
 Exercise room 14.50 Ft x 16.17 Ft  
 Bedroom 11.42 Ft x 12.58 Ft

Office 10.92 Ft x 9.00 Ft  
 Kitchen 11.25 Ft x 11.92 Ft  
 Breakfast 9.17 Ft x 9.75 Ft  
 2pc Bathroom 5.25 Ft x 6.50 Ft  
 Bonus Room 14.25 Ft x 10.83 Ft  
 Living room 15.00 Ft x 15.33 Ft  
 Dining room 12.00 Ft x 8.92 Ft

Listing Presented By:



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Grand Realty

**RE/MAX Realty Professionals**

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