$849,900 - 107 Arbour Lake Way Nw, Calgary

MLS® #A2253902

$849,900
4 Bedroom, 3.00 Bathroom, 1,745 sqft
Residential on 0.14 Acres

Arbour Lake, Calgary, Alberta

Welcome Home! Step into this professionally & beautifully renovated walkout bungalow, tucked away in one of Calgaryâ€™s most sought-after communities - Arbour Lake. With over 2,900 sq. ft. of updated living space, this 4-bedroom, 3-bathroom residence with a double attached garage is the perfect fusion of timeless design, modern elegance, and family-friendly functionality. Inside, every detail has been meticulously curated by Designers Edge, creating a warm and sophisticated atmosphere. Enjoy rich hardwood flooring, elegant wainscotting, fresh designer paint, luxurious tile-work, and stylish lighting that flows effortlessly from room to room. At the heart of the home is a beautiful kitchen featuring custom full-height cabinetry by Ateliers Jacob, quartz counter-tops, an eye-catching designer tile back-splash, and a full suite of new stainless steel appliances. Unwind in the bright and airy family room, which opens onto a private upper patio (recently updated with new decking material and railing) the ideal space to enjoy your morning coffee or relax under the stars. The serene primary suite offers a luxurious retreat, complete with a beautifully updated ensuite. Two additional bedrooms and a tastefully renovated main bathroom provide ample space for family, guests, or a home office. The fully developed walkout basement adds incredible versatility to this home. It features a separate entrance to a spacious illegal-suite, thoughtfully designed with a kitchen, living and

dining area, a large bedroom with egress window, and a full bathroom with in-suite laundry. Lovingly built to accommodate family & friends, the illegal-suite offers exceptional value and comfort - perfect for multi-generational living, extended stays, guests, or potential rental income. In addition, the illegal-suite was smartly designed with flexible access - you can enter it through a discreet door in the basement bathroom, allowing you to easily integrate it into the main home if desired. But thatâ€™s not all, thereâ€™s still an entirely separate section of the basement reserved for the main residence, featuring a spacious family/media room, ample storage, and direct access to the backyard, providing even more versatility to fit your family. Step outside and discover a private backyard oasis, complete with a custom concrete patio, covered deck for year-round enjoyment, and a charming dual-access storage shed. Itâ€™s a haven for entertaining, gardening, or simply relaxing in your own beautifully landscaped retreat. Additional recent upgrades include a new hot water tank (2023), garage door (2019), and roof (2012) with a 25-year warrantyâ€”ensuring peace of mind for years to come. As a proud resident of Arbour Lake, youâ€™ll enjoy exclusive lake access, year-round activities, top-rated schools, scenic parks, and unbeatable proximity to shopping, dining, and transit. Book your private showing today and experience the perfect harmony of elegance and functionality.

Built in 1992

Essential Information

MLS® #	A2253902
Price	$849,900
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	1,745
Acres	0.14
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	107 Arbour Lake Way Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3S8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front
# of Garages	2

Interior

Interior Features	Open Floorplan, See Remarks, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Brass
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out, Suite

Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Front Yard, Landscaped, Lawn, Many Trees, Standard Shaped Lot

Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	21
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.

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