

\$899,900 - 12 Arbour Glen Green Nw, Calgary

MLS® #A2177816

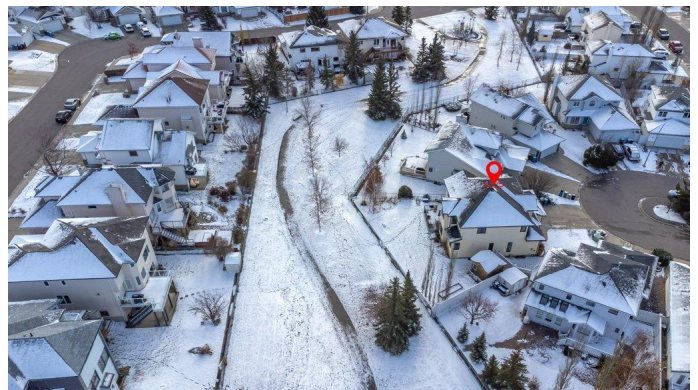
\$899,900

5 Bedroom, 4.00 Bathroom, 2,683 sqft

Residential on 0.16 Acres

Arbour Lake, Calgary, Alberta

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 short walk down the path behind the home is Arbour Glen Park and the nearby ravine offering trails for walking, jogging, biking and more. Plus, the lake’s year-round amenities are close at hand. Conveniently located with quick access to amenities and major routes, this property truly combines comfort and convenience and it could be yours just in time for the holidays. Check out the 3D Virtual Tour and book your showing today!

Built in 1997

Essential Information

MLS® #	A2177816
Price	\$899,900
Sold Price	\$885,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,683
Acres	0.16
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	12 Arbour Glen Green Nw
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Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3Y8

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Insulated

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s), Bar, Bookcases, Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, Wood Windows, Jetted Tub, Soaking Tub, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Window Coverings, Built-In Oven, Gas Range, Range Hood, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, Views, Garden, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2024
Date Sold	November 20th, 2024
Days on Market	14
Zoning	R-CG
HOA Fees	288.75

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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