

## 8 Arbour Glen Close NW Calgary, Alberta

MLS # A2167590



# \$880,000

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,378 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Freezer in the basement

Discover an exceptional opportunity in this stunning home nestled in the Arbour Lake community. Boasting over 3000 sqft of developed living space, this residence welcomes you with a grand entrance featuring cathedral 17ft ceilings and hardwood floors throughout the main level. The kitchen has been meticulously renovated, featuring sleek cabinetry, granite countertops, a stylish backsplash, and top-of-the-line stainless steel appliances. Abundant natural light radiates through the triple-pane windows, complementing the formal dining room and the main floor great room, which showcases extensive built-ins and a cozy gas fireplace. For added convenience, the home boasts a main floor den, modern light fixtures, a two-piece bathroom, and a well-appointed mudroom. Upstairs, the hardwood floors lead to three generously-sized bedrooms and an open loft/bonus room. The lavish master suite features a walk-in closet and a luxurious five-piece ensuite bathroom with an oversized soaker tub. The fully developed basement includes a dedicated media room, an additional bedroom and a spacious great room plus a rough in ready for bathroom in utility room, customized to your needs! The garage is drywalled and insulated, and an EV charger is installed for electric vehicle owners. Outside, the beautifully landscaped front yard features a botanical garden with perennial flowers blooming from May to August. In the backyard, enjoy serene views of mature trees from the large composite maintenance-free deck with aluminum railings, extended by a concrete patio. It provides the perfect setting for outdoor enjoyment Arbour Lake offers great convenience with shopping centers, grocery stores, a variety of restaurants, beautiful lake access and easy C-train access, making it an ideal place for daily needs, dining and leisure activities. Don't miss out on this exquisite home offering

elegance, functionality, and comfort in one of Calgary's most sought-after communities. House is vacant. Easy to show!!!