

# \$949,900 - 39 Arbour Estates Way Nw, Calgary

MLS® #A2263393

**\$949,900**

3 Bedroom, 3.00 Bathroom, 1,611 sqft  
Residential on 0.20 Acres

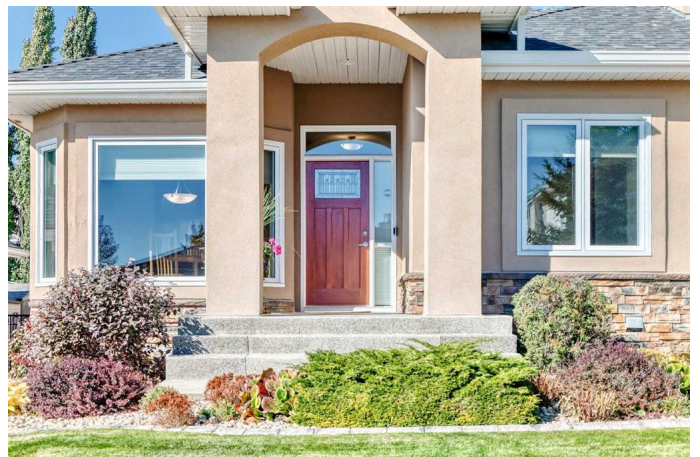
Arbour Lake, Calgary, Alberta

This remarkable home in Arbour Estates offers over 2,887.4 sq ft of developed space, an exceptional location with a west-facing backyard on an extra-wide lot. It's just a short drive to theatres, fine dining, and the lake, perfectly blending convenience and charm. The residence features luxurious estate-level finishes that combine comfort with sophisticated style throughout.

Step inside to discover elegant cherry hardwood floors that flow seamlessly into an open dining and living area, and a Spacious master bedroom with a luxury 4-piece ensuite with a steam shower and a great-size walk-in Closet. Plus another bedroom with a 4-piece bathroom. The custom-made kitchen is designed to inspire any cooking enthusiast with its thoughtful layout and premium details. The basement is adorned with beautiful Brazilian cherry hardwood and includes a bedroom and a 4-piece bathroom with a heated floor, adding a touch of warmth and luxury.

Over time, numerous upgrades have been made, including underground sprinklers, acrylic stucco, new stone siding, replaced windows and skylights, a composite deck, and a custom shed with a composite veranda. Additional amenities include 6-inch eavestroughs, air conditioning, a tankless water heater, and an energy-efficient furnace covered by a warranty until 2030, paired with an air purification system.

The ensuite bathroom features a custom



steam shower, and all toilets were replaced in 2024. The kitchen boasts custom solid maple cabinetry with granite countertops and a custom pantry. Recent improvements also include a high-speed garage door opener and maple baseboards. This well-maintained home exemplifies top-quality craftsmanship.

Built in 1997

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2263393    |
| Price          | \$949,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,611       |
| Acres          | 0.20        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 39 Arbour Estates Way Nw |
| Subdivision | Arbour Lake              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3G 3Z9                  |

**Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Beach Access, Boating, Clubhouse, Playground |
| Parking Spaces | 2                                            |
| Parking        | Double Garage Attached                       |
| # of Garages   | 2                                            |

**Interior**

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Pantry, Skylight(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                               |
| Heating           | Forced Air, Natural Gas                                                                                     |
| Cooling           | Central Air                                                                                                 |
| Fireplace         | Yes                                                                                                         |
| # of Fireplaces   | 1                                                                                                           |
| Fireplaces        | Gas                                                                                                         |
| Has Basement      | Yes                                                                                                         |
| Basement          | Finished, Full                                                                                              |

## Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other, Private Yard                                                                                           |
| Lot Description   | Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Lake, Landscaped, Level, Rectangular Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                               |
| Construction      | Stone, Stucco, Wood Frame                                                                                     |
| Foundation        | Poured Concrete                                                                                               |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 4                 |
| Zoning         | R-CG              |
| HOA Fees       | 289               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Seller Direct Real Estate |
|----------------|---------------------------|

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