

**40 Arbour Estates Green NW
Calgary, Alberta**

MLS # A2294466



\$1,599,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,047 sq.ft.	Age:	2002 (24 yrs old)
Beds:	6	Baths:	5
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Cul-De-Sac, Pie Shaped Lot, Underground S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: Fridge downstairs, dishwasher downstairs, microwave downstairs, deep freeze, tv & sound system downstairs, tv in primary bedroom

****OPEN HOUSE MARCH 28th 12pm-4pm**** This exceptional estate home offers a rare combination of space, views, and location in north Calgary's ONLY lake community. Situated on an expansive 12,000+ sqft lot, the property delivers a true sense of outdoor potential—perfect for entertaining, family living, or creating your own backyard retreat. This home also offers rare 24/7 lake access with a private path - providing exclusive entry to the water just steps from your door. Featuring 6 bedrooms, 5 bathrooms, and a dedicated office, the home is thoughtfully designed to accommodate your whole family. The fully finished walkout basement includes a kitchenette, offering excellent flexibility for extended family, guests, or potential to suite (subject to approval and permitting by the city). Take in a striking blend of mountain serenity and city energy with breathtaking views of the Rockies as well as the cityscape. A rare opportunity to secure such a large-lot property this close to the lake—homes like this are seldom available. Call your favourite realtor and don't miss out!