



**GRASSROOTS**  
REALTY GROUP

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**48 Arbour Ridge Mews NW**  
**Calgary, Alberta**

**MLS # A2215419**



**\$700,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,394 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<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, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Garden Shed

Don't miss out on this one-of-a-kind opportunity to own a WALK-OUT BUNGALOW in a lake community! This bright and spacious home has been lovingly maintained and offers OVER 2700 SQUARE FEET of developed living space. On entering this home you'll notice it's filled with natural light. The spacious living room features hardwood maple flooring, a three-sided fireplace and a formal dining area. The eat in kitchen boasts a corner sink with views to the yard, large pantry, moveable island and a terrific balcony with lots of sun. The main floor features a spacious master suite with a walk-in closet and 4-pc ensuite. The second room could be a study/office or a bedroom/nursery and features built-in shelving and a work desk. The 4-pc main bath is filled with natural sunlight thanks to a beautiful skylight. You'll continue to be impressed by the fully developed lower level which features a huge games/recreation room and a WALK-OUT INTO A LARGE LEVEL YARD c/w garden shed. There is a 3rd and 4th bedroom in the lower level, both generously proportioned. The bedroom/bathroom space is nicely divided from the games room to offer privacy. The large mechanical room offers lots of storage space in addition to the under-the-stairs storage area. Arbour Lake is one of Calgary's most sought-after lake communities and offers all season recreation opportunities. The access in and out of this neighborhood is unbeatable and all amenities and services are available only minutes away.