



GRASSROOTS
REALTY GROUP

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127 Arbour Ridge Close NW
Calgary, Alberta

MLS # A2233085



\$829,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,397 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Garage Door Opener, H		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Garden, Gazebo, Landscaped, Low Maintenance Landscape, Rec		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s)		
Inclusions:	N/A		

Welcome to this renovated 4 bed & 3.5 bath WALK-OUT bungalow nestled in the sought-after, family-friendly community of Arbour Lake. Passing through beautifully adorned flower garden, you will be wowed as soon as you entered the house by a bright, open-concept main floor with vaulted ceiling. Luxury vinyl plank flooring throughout, bunch of decent renovation and upgrade including the kitchen with quartz countertops, stylish backsplash, a large breakfast bar, and newer appliances. The nook right by the kitchen for casual eating, and massive dining room to fit a large table for friends and family gatherings. The living room boasts soaring ceilings and a massive window to capture natural lights all day long. Step out onto the deck to sip your morning coffee or host BBQ dinners while overlooking your beautifully landscaped backyard through glass railing. Spacious primary bedroom with ensuite bathroom & walk-in closet, and another generous sized bedroom, 4pc bathroom, and convenient main-level laundry(newer) to complete this level. Downstairs, the fully developed walkout basement offers incredible versatility. Cozy up around the gas fireplace in the recreation room for family movie night or game night with friends, two more bedrooms, 4pc bathroom, and a functional kitchenette - ideal for rent it out or guest visiting or nanny quarters, or teen retreat. The low maintenance backyard with matured trees, two tier deck, and gazebo to enjoy outdoor living. Additional highlights include A/C, a heated garage with 220V wiring, an oversized driveway, and a quiet location just steps from parks, scenic pathways, and quick drive to schools, shops, restaurants, and major roads. Enjoy year-round activities from swimming, canoeing, and skating in the gated community lake! Perfect home for young professional, growing family, or retired couple! Book your private showing today before it's

gone!