



GRASSROOTS
REALTY GROUP

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21 Arbour Ridge Park NW
Calgary, Alberta

MLS # A2245374



\$749,500

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,975 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows		

Inclusions: BARBEQUE.

Modifications to this home include a series of three staircases all professionally equipped with quality &Stair Chairs& to accommodate any family that may include a member with compromised mobility issues. The home could not be more ideally located being adjacent to pathways and also no immediate neighbouring houses on either the north or east side. Enjoy a family barbecue on the modern spacious back deck which overlooks a children's play area just outside the fenced back yard. The kitchen with large island, corner pantry, quartz countertops and an abundance of cupboards, and counter space, also includes an eating area and corner office. The separate formal dining room comfortably accommodates a table for six along with room for a buffet. The vaulted ceiling of the second floor bonus room delivers an abundance of natural light year round. The corner gas burning mantle fireplace will keep you cozy on those chilly winter nights. Three bedrooms up along with a four piece washroom complete with the washer/dryer pair. The massive primary easily fits a King size bed with room to spare. The spacious four piece ensuite has a corner shower, large soaker tub along with access to your walk in closet. Other features you will appreciate include central air, Vacuflo, and located on a quiet non flow though street. Note there are no wheelchair ramps on either entrance but could be installed if needed. The basement is undeveloped but has the necessary plumbing to install a basement washroom. This serene and quiet location is a huge plus. Arbour Lake is coveted and highly regarded community with mature trees and green spaces. You'll find a rare peaceful tranquility not found in too many city homes. See for yourself. Enjoy where you live. Call your agent and book a showing today.

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