



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**199 Arbour Ridge Park NW
Calgary, Alberta**

MLS # A2258991



\$710,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,608 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your beautifully maintained , move in ready home, located in the highly desirable community of Arbour Lake — Calgary's only NW lake community offering 4-season recreation right at your doorstep. This spacious and thoughtfully designed home with over 2600 Sqft of living space, combines timeless charm with practical family living. Step inside and you're greeted by a generous main floor den, ideal for a home office or quiet reading nook. The great sized living room impresses with soaring high ceilings, gleaming Tigerwood hardwood floors, bright bay windows that flood the space with natural light, and a cozy gas fireplace that seamlessly connects to the dining area — perfect for hosting family dinners or special celebrations. The large, bright kitchen is a true standout with its stylish recent updates, including dark cabinetry contrasted by a crisp, light backsplash and elegant quartz countertops. Stainless steel appliances, a spacious island, corner pantry, and sunny breakfast nook make this kitchen as functional as it is beautiful — a welcoming space where everyone will want to gather. Upstairs, the primary bedroom is a true retreat featuring vaulted ceilings, a second gas fireplace for extra warmth and ambiance, a walk-in closet, and a well-appointed, updated 4-piece ensuite. Two additional bedrooms provide plenty of space for family or guests; one even has sliding doors leading out to a covered deck — the perfect spot to enjoy your morning coffee. A full 4-piece bathroom completes this level, and both upper baths have been tastefully updated with quartz counters, modern fixtures, and efficient dual-flow toilets for added comfort and style. The fully finished basement expands your living space with a huge family room, a modern 3-piece bathroom featuring a sleek glass shower, and a spacious fourth bedroom with its own

walk-in closet — ideal for a teen, guests, or hobby space. Step outside into your fenced southwest-facing backyard where mature trees offer privacy and shade while you relax or entertain on the deck. The double attached garage is insulated, perfect for Calgary winters, and there's plenty of storage throughout the home to keep life organized. Enjoy the unbeatable lifestyle Arbour Lake offers — spend summers swimming, paddleboarding, and fishing at the private lake, or enjoy skating and ice fishing in the winter. You're also steps away from excellent schools, the Crowfoot shopping district with restaurants, groceries, YMCA, library, and the LRT for an easy downtown commute. Don't miss this incredible opportunity to own a beautifully maintained, move-in ready family home — with updated kitchen and bathrooms — in one of NW Calgary's most sought-after communities!