



GRASSROOTS
REALTY GROUP

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132 Arbour Ridge Way NW
Calgary, Alberta

MLS # A2264639



\$599,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,205 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air
Floors:	Hardwood, Laminate, Tile
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Great 4-level split home with a double attached garage and walk out third level access is ideal for a large family. Located in the sought-after lake community of Arbour Lake, this property has been refreshed with new paint and flooring throughout. The bright and welcoming main floor boasts vaulted ceilings, large windows, hardwood flooring, a spacious dining area, and a well-appointed kitchen with ample cabinetry. Upstairs, you'll find three bedrooms and two full bathrooms. The primary suite features a walkthrough closet and a private 4-piece ensuite. The fully finished third level offers a large recreation area with fresh paint and flooring, plus a separate walk-up entrance—an excellent opportunity if you are looking the potential to add a secondary suite (city permits and approvals would be needed). The fourth level includes a laundry area kitchenette and a large bedroom. Located within walking distance to the YMCA, shopping centre, LRT station, schools, and more. Easy access to both Stoney Trail and Crowfoot Trail makes commuting a breeze.