



**119 Arbour Ridge Way NW
Calgary, Alberta**

MLS # A2291745



\$764,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,865 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Gentle Sloping, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		

Inclusions: Shed in back yard

Lake living at its finest! You and your family will enjoy swimming, boating, fishing, and skating in the community with the Rocky mountains as your backdrop. Schools and shopping are also right there. This spacious two storey home shows pride of ownership the moment you see it. You enter the home to an open plan with a large dining room and built in cabinet. The real treat is the newly renovated island kitchen. Boasting tonnes of cabinetry, a corner pantry, quartz counters and stainless steel appliances including an induction stove! Relax in the living room and enjoy the gas fireplace. Real hardwood flooring looks great and is located on both the main and upper floor. Kids will hang out in the large bonus room featuring vaulted ceilings and lots of light. All bedrooms are well sized and the master bedroom has a walk in closet and four piece en suite. Need more space. Well, get ready for the fully finished walk out level. It has a rec room, fourth bedroom, three piece bath, and ample storage. Enjoy outdoor living on either the low maintenance deck or on the fully lit walkout level patio. Escape the heat with the central air conditioning. The home also has built in soffit lights to provide better visibility and style. This just might be the ideal family home!