



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

**MLS # A2124491**



**\$828,800**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,152 sq.ft.	<b>Age:</b>	1993 (31 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, Landscaped,		

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** Dryer and Range hood in basement

\*Open House: 1:00 pm-3:00 pm SUN April 21. \* Welcome to the highly sought-after family-friendly Community of Arbour Lake. This immaculate two storey residence offers over 3000 sf developed living area. [4 up + 2 down Bed | 3.5 Bath | 1 Main + 1 down Kitchen| 1 Main + 1 down Laundry room | \*Check our 3D tour! \* Upon arrival, you will be amazed by the curb appealing beautiful trees landscaped front entrance together with a porch making it great place to enjoy a morning coffee or tea. As entering , you will be greeted by the bright and soaring high ceiling stylish living room makes it a great place for family and friends entertaining. Your chef's kitchen is Sunny which recently upgraded featuring tons of cupboards and pantry for extra storage. Family room with gas-burning fireplace right next makes it a cozy place for family gatherings. A good sized dining area leading to your backyard deck great to have a summer BBQ. A formal dining room or office, laundry room and powder room finish the main. On the upper level, the spacious Primary bedroom has large windows bring lots of nature light with walk-in closet and ensuite with jetted tub. Three more good sized bedrooms all bright with 4 pc Bath ideal for a growing family. The finished lower level offers two more good sized bedrooms great for overnight guests, 3 pc Bath with shower and a kitchen with range hood, dining area finish the lower level. Tons of upgrading: Painting 2024, Fridge 2023, Kitchen cabinet 2023, 4 pc Bath 2023, Hot water tank 2019... Excellent location-Steps to 3 levels of schools, parks, daycare and restaurants. Minutes to superstore, Safeway, Coop, Crowfoot LRT Station. Easy access to country hills Blvd, John Laurie Blvd and Stoney Trail... Enjoy the lake access and multiple year-round activities including ice skating, beach days, paddle boarding and fishing... Don't miss out on this great property. Call

your favorite realtor and book a showing today.