



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

**MLS # A2129771**



**\$730,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,804 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Cul-De-Sac, Landscaped, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Built-in Vacuum system (as is), Chest Freezer (garage, as is), TV Stand in basement, Armoire in dining room, Microwave not working at moment (not sure why)

Check This Beauty Out! Experience the tranquility and privacy of this exceptional, well maintained home, situated along a walkway with access to the nearby Park/Playground. Nestled on a peaceful street, this property boasts convenient access to the park, playground, shopping, amenities, and schools. Enter into the spacious Foyer with high ceiling, purse shelf and elegant staircase to second Level. The amazing open plan boasts nice, darker stained hardwood floor through most of the main floor with a spacious Living and Dining Room off front entry and nearby Half Bathroom. The main floor Laundry has access to the double attached front garage. The Family Room has a gas fireplace with a TV niche on top, and is beside the open, bright Kitchen and Dinette. A central island and corner walk-in pantry, along with a large bay window in the dinette and window with a view from the kitchen sink produce a very well laid out and functional main floor. This home is clean and well maintained throughout. An elegant staircase welcomes you to the second level upper bedrooms. The spacious primary suite features enough room for a king-sized bed as well as side tables and room to spare. A private sitting area, just off the primary bedroom is ideal for an exercise area or a dressing room adjacent to the walk-in closet. The luxurious 4-piece Ensuite, has a relaxing corner soaker tub, private Toilet Room and separate shower. The 2 other spacious bedrooms and a main 4 piece bathroom bring a total of 3 bedrooms, 3 full and 1 half bathrooms. The basement is also completely developed with a Flex/Exercise Room, a large Recreation Room, and an additional room in for an Office/Den, or whatever you need, along with another full bathroom and plenty of storage areas. Additional highlights include Central Air Conditioning and a Kinetico Water Softener. The west-facing backyard ensures

ample sunlight for summer enjoyment and brightens the kitchen during winter months. The oversized 2-tiered deck has plenty of outdoor space to relax on or enjoy with friends. Enjoy a Hot Tub or Firepit on the paved pad in the private, fenced yard. Mature trees provide enough shade to be outside on the hot summer days, or hang a hammock between them and really enjoy time and be in the moment. The paved side yard with A/C unit and designated clean space for bins further enhance the functionality of this home. The Arbour Lake Community offers a range of recreational opportunities, including lake activities in summer, a skating rink in winter, and various community events. Don't miss out on this incredible opportunity as this house is sure to be in high demand.