



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

**MLS # A2142975**



**\$769,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,166 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island		
<b>Inclusions:</b>	N/A		

**\*\*OPEN HOUSE SUN JULY 7 at 1-4PM\*\*** Welcome to the home you've been waiting for. This stunning 2-story, single-family house with an oversized double attached garage boasts, a fenced, landscaped and ample-sized backyard perfect for entertaining, recent renovations and a newer roof and hot water tank installed in 2021. This home also features all new windows in 2017. Located in the exclusive lake community of Arbour Lake Northwest Calgary, this former show home offers a perfect blend of luxury and convenience! Spanning 2,166 square feet, this residence features an impressive foyer with 17-foot ceilings, adding to the grandeur and elegance of the space. The main floor boasts several large and bright living spaces including an office/den to work from home, a formal dining room, great room, family room and updated kitchen with breakfast nook overlooking the back yard. Recent renovations include new flooring, countertops, backsplash and baseboards. The home includes three bedrooms and two and a half bathrooms, providing ample space for a growing family. You'll have plenty of room to relax and entertain, all while enjoying this beautiful lake access community. The location is unbeatable, just minutes from the LRT station, Crowfoot Shopping Center, an arena, a library, YMCA, major banks, a cinema, various restaurants, and the Beach Club House. Several schools are also nearby, ensuring all your family's needs are within easy reach. Don't miss the opportunity to make this exceptional home yours today!