



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

MLS # A2148167



\$687,888

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,547 sq.ft.	Age:	1996 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, No Neighbours E		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Other, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home		

Inclusions: Second refrigerator in garage

Any way you cut it this home is a winner! Start with the neighborhood. Arbour Lake in Calgary NW is a first-rate and highly desirable neighborhood for family and community. This two-storey, 2200+ sq. ft. of living space, well-designed home, located on a tranquil street, has been fastidiously kept and features 4 bdrms and 3.5 baths. The west-facing attached, insulated, double garage and wide drive solve any parking issues. A quaint front porch is a welcoming sight at the end of the day and invites you into the tiled, high-ceilinged foyer. From here you catch a view of the bright and open main floor with warm, hardwood floors and windows galore. A unique feature – a front LR with beautiful bay windows, could also be utilized for other purposes, and lies adjacent to a family room equipped for coziness with a wooden-mantled, tiled gas fireplace. The dining/kitchen area is tiled and has superb natural lighting. A patio door leads from the dining area to the generous back deck. The kitchen has modern, cream cabinetry with tiled backsplash, laminate countertops, white appliances and the advantage of a pantry. More convenience on this level comes with a 2pc bath and laundry room. Moving up the elegant, curved, bamboo stairs to the second floor, again note the beautiful bamboo hardwood flooring in each of the three bedrooms. The substantial primary benefits from a large walk-in closet and a 3pc ensuite. Two additional bedrooms, each with generous closets, share a tiled 4pc bath. The lower carpeted level is light, bright and tastefully finished. It features a humungous rec room, an additional bedroom, a utility room and a tiled 3pc bath. The outside of this home is an extension of the well-kept inside. An east-facing wooden deck overlooks a meticulously, manicured, low-maintenance, fenced back yard with mature trees and joy of joys – no neighbours

behind the property! Location is optimal. Close to Stoney and Sarcee Trails, John Laurie and Country Hills Boulevards and Nose Hill Drive; Crowfoot Crossing Shopping, Park and Library; Arbour Lake privileges i.e. boating, swimming and fishing; schools both public and Catholic; transit; playgrounds; daycares and churches. This home is truly a gem and will not disappoint. Call now to schedule an in-person, exclusive tour.