



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

MLS # A2152447



\$700,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,817 sq.ft.	Age:	1991 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Vaulted Ceiling(s)		

Inclusions: N/A

Discover the irresistible charm of this beautifully maintained home in Arbour Lake, nestled on a quiet street! Step inside to be greeted by soaring vaulted ceilings in the front living room where an abundance of natural light create a warm and inviting atmosphere. The elegant dining room, ideal for hosting sophisticated dinner parties, seamlessly connects to an updated kitchen that boasts rich cabinetry, gleaming granite countertops, and a spacious island designed for social gatherings. Relax in the cozy family room, complete with a welcoming fireplace, or enjoy the convenience of the main floor laundry and a private 2-piece bathroom. Upstairs, you'll find two well-sized bedrooms on one side, offering comfort and space, while the primary bedroom is situated on the other side for optimal privacy. The primary suite features a luxurious 4-piece ensuite with a soothing soaker tub, beautifully framed by a bay window. An additional 4-piece bathroom serves the other bedrooms. The basement provides even more space for entertainment and relaxation, with a large recreation room complete with another fireplace, an additional bedroom, a full 4-piece bathroom, and ample storage. Step outside to the fully landscaped backyard, a true outdoor oasis featuring a large deck with a charming trellis, a built-in bar, and a BBQ station perfect for memorable summer nights. This Arbour Lake gem combines elegance, comfort, and functionality, making it the perfect place to create lasting memories! A truly perfect family home in the highly sought-after lake community, where you can enjoy a variety of summer and winter activities year-round. Conveniently located close to public transportation, including easy access to both Crowchild and Stoney Trail, and just minutes away from the extensive amenities at Crowfoot Crossing, this home offers the ideal blend of leisure and convenience.