



GRASSROOTS
REALTY GROUP

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28 Arbour Ridge Place NW
Calgary, Alberta

MLS # A2212961



\$654,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,613 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: N/A

Charming 4-Bedroom Home in Arbour Lake , Quiet Cul-de-Sac ,Lake Access! Fresh painted through the whole house, 2020 Hot water tank and 2025 Pilot for furnace. Welcome to this superb 4-bedroom, 3.5-bathroom family home nestled in the highly sought-after Arbour Lake community. Located on a quiet cul-de-sac in a friendly and respectful neighborhood, this home offers the perfect blend of comfort, functionality, and convenience. The main level features a bright and open layout with beautiful flooring that flows seamlessly throughout the home. The fully equipped kitchen is a true highlight, offering ample space for cooking and entertaining. Enjoy your morning coffee in the sunlit bay window breakfast nook, which overlooks the spacious back deck and low-maintenance landscaped yard—perfect for relaxing or hosting gatherings. Upstairs, you'll find three generously sized bedrooms, including a large master retreat complete with a luxurious ensuite bath and soaker tub. The fully finished basement offers a versatile space that can be used as a games room, home theatre, or rec room, and includes a fourth bedroom—ideal for guests or a private office. This property sits on a flat lot and is perfectly positioned just 5 minutes by car or 30 minutes on foot to Arbour Lake, where you'll enjoy year-round lake privileges. Commuting is a breeze with easy access to the LRT, and you're within minutes of Crowfoot Centre, with shopping, dining, and a movie theatre at your fingertips. Local favorite Chianti's Restaurant is also nearby. Whether you're looking for comfort, location, or lifestyle, this Arbour Lake gem has it all. Don't miss your chance—book your showing today and discover all this home has to offer!