

\$575,000 - 302 Arbour Ridge Park Nw, Calgary

MLS® #A2087700

\$575,000

3 Bedroom, 3.00 Bathroom, 1,451 sqft
Residential on 0.14 Acres

Arbour Lake, Calgary, Alberta

Discover this sprawling 1,450 square foot bungalow in the fantastic community of Arbour Lake. With 2+1 bedrooms and 3 bathrooms, this home offers a warm and welcoming atmosphere. As you step inside, you'll immediately notice the abundant natural light that bathes the interior, thanks to the vaulted ceilings and numerous windows throughout. This immaculately maintained home has had only one owner, and it has always been a smoke-free and pet-free environment, leaving it in pristine condition. The functional kitchen boasts plenty of cabinet and counter space, making meal preparation a breeze, and overlooks the living room with a cozy gas fireplace. Adjacent is a sunny dining nook, with patio doors leading to the deck with a pergola, perfect for enjoying meals or simply relaxing outdoors. The primary bedroom is a spacious retreat, complete with vaulted ceilings, a walk-in closet, and a 4-piece ensuite that includes dual vanities and a stand-up shower. A 2nd good sized bedroom + additional 4-pc bathroom, plus convenient main floor laundry complete this floor. Downstairs, you'll discover a partially finished space that offers a third bedroom and another 4-piece bathroom. The rest of the basement is open to your creative ideas, making it an excellent spot for a workshop or additional living space, along with ample storage options. Recent updates to the home include: 75% windows replaced in 2022 with triple pane, newer high efficiency furnace & hot water tank in 2017, new shingles &



eavestroughs in 2020. The home's location is truly ideal, with a bus stop right outside the door, simplifying your commute or daily errands. Living in this community means experiencing lake living year-round. Arbour Lake is a place where you can savour the joys of the four seasons, from summer fun to winter skating. Don't miss the opportunity to make this bright and inviting bungalow your new home, and enjoy the tranquil lifestyle it offers in a wonderful neighbourhood.

Built in 1995

Essential Information

MLS® #	A2087700
Price	\$575,000
Sold Price	\$605,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,451
Acres	0.14
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	302 Arbour Ridge Park Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4B1

Amenities

Amenities	Beach Access
Parking Spaces	2

Parking	Double Garage Attached
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Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Family Room, Gas, Mantle
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Awning(s)
Lot Description	Back Yard, Corner Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2023
Date Sold	October 25th, 2023
Days on Market	8
Zoning	R-C2
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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