

\$700,000 - 105 Arbour Ridge Circle Nw, Calgary

MLS® #A2120939

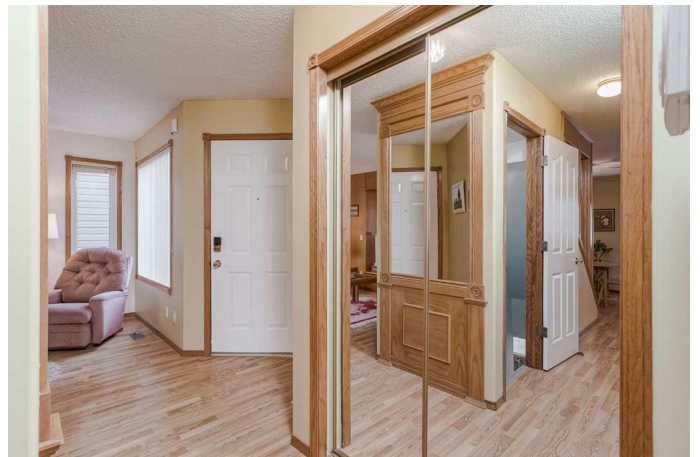
\$700,000

3 Bedroom, 4.00 Bathroom, 1,528 sqft

Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

This stunning two-storey residence offers 2290 total developed square feet of meticulously crafted living space, including the walk-out basement. The main floor has a thoughtful design with a spacious living room, inviting dining area, kitchen, convenient half bathroom, and a dedicated laundry room. Upstairs, you'll find three cozy bedrooms and two full bathrooms, including a renovated shower in the ensuite and a refreshed tub/shower combo in the central upper bathroom. The walkout basement features a large living area, half bathroom and storage room. Numerous upgrades enhance this eco-conscious home, which boasts an impressive EnerGuide Rating of 48, showcasing its commitment to sustainability and energy efficiency. The extensive enhancements include a fully insulated and drywalled attached garage, upgraded attic insulation to R60 with updated ventilation vents, and new triple-pane fibreglass framed windows in 2022, ensuring year-round comfort and cost savings. For the environmentally conscious homeowner, this residence offers a gathering of eco-friendly features, including a 7.5 kW Solar PV array (with pigeon guards) / Tesla "Powerwall 2" Battery Energy Storage System with an added subpanel for critical loads, all installed in 2017, along with a Cold Climate Air Source Heat Pump added in 2023. Additionally, a high-efficiency furnace (acting as a secondary heat source) and a tankless (on-demand) hot water system were installed in 2018, ensuring



optimal comfort and savings. This home is also equipped with a 240-volt 50 AMP outlet (NEMA 6-50) in the garage for electric vehicle charging. Enjoy the eco-conscious features of this home, which the owner meticulously planned and implemented. This home helps you reduce your footprint while you save some money on utility costs.

Built in 1995

Essential Information

MLS® #	A2120939
Price	\$700,000
Sold Price	\$690,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,528
Acres	0.10
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	105 Arbour Ridge Circle Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3Y9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, In Garage Electric Vehicle Charging

Station(s), Insulated

Interior

Interior Features	Natural Woodwork, See Remarks, Separate Entrance, Smart Home, Storage, Sump Pump(s), Tankless Hot Water
Appliances	Dishwasher, Electric Range, European Washer/Dryer Combination, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Window Coverings
Heating	High Efficiency, Forced Air, Heat Pump, Solar
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Other, Private Entrance, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 24th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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