

\$649,900 - 106 Arbour Ridge Heights Nw, Calgary

MLS® #A2128202

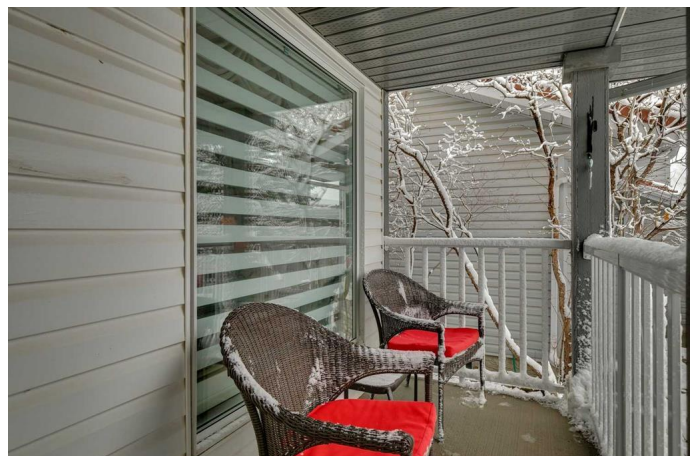
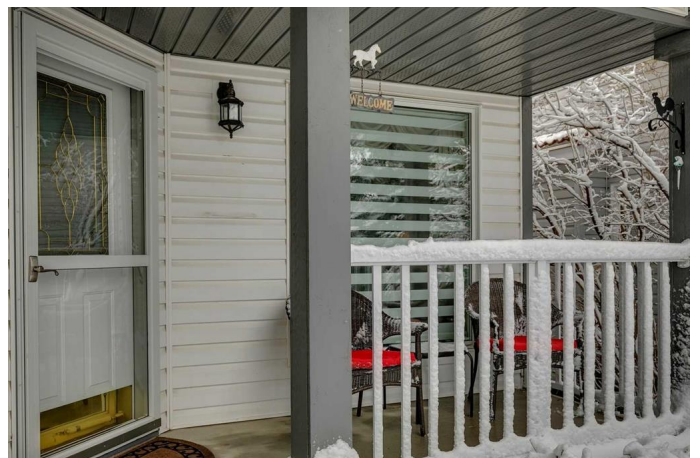
\$649,900

4 Bedroom, 3.00 Bathroom, 1,628 sqft

Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

Welcome to this meticulously maintained 4-bedroom home, nestled in the highly sought-after Arbour Lake community. This home exudes quality and care throughout, from its durable hardwood flooring and knock-down textured ceilings to the Triple Pane Lux windows (installed in 2019 and 2020) ensuring energy efficiency and quiet comfort. The bright and open main floor boasts a cozy gas fireplace, a large living room and an updated eat-in kitchen with granite countertops and S/S appliances. The main floor also features the laundry room w/ hidden laundry chute, an entrance to the insulated double-car garage, and a den that could be closed in for a 5th bedroom. Upstairs, the skylight floods the space with natural light. Both washrooms on the second floor have been recently renovated, with the Primary ensuite showcasing a gorgeous, oversized soaker tub and walk-in glass shower. The basement is fully finished with a 4th bedroom, a living area with a thermostat-controlled gas fireplace, and a hot water tank that was installed in 2023. Step outside into the beautifully landscaped and low maintenance front yard, featuring rock elements and perennial gardens. The current owners have lovingly crafted and nurtured the backyard gardens for over 20 years, cultivating a serene, private oasis that reflects their dedication and care, from the fruit-bearing trees and shrubs to the vibrant perennial flowers and vegetable garden beds. The



spacious wooden deck, with its privacy screen and built-in umbrella, is well-maintained and perfect for entertaining or relaxing, and the stone interlock patio leads to an inviting built-in firepit area. To top it off, the views of the Rocky Mountains from the Primary ensuite add an extra touch of scenic beauty. This wonderful home, with its recent updates and serene outdoor spaces, offers comfort, elegance, and peace of mind for today's homeowner.

Built in 1993

Essential Information

MLS® #	A2128202
Price	\$649,900
Sold Price	\$740,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,628
Acres	0.11
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	106 Arbour Ridge Heights Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G3Z1

Amenities

Amenities	Beach Access, Boating, Clubhouse, Picnic Area
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Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Faces Front, Insulated

Interior

Interior Features	Bookcases, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Low Maintenance Landscape, Landscaped, Level, Many Trees, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 6th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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