

\$664,000 - 92 Arbour Ridge Park Nw, Calgary

MLS® #A2148167

\$664,000

4 Bedroom, 4.00 Bathroom, 1,547 sqft

Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

Any way you cut it this home is a winner! Start with the neighborhood. Arbour Lake in Calgary NW is a first-rate and highly desirable neighborhood for family and community. This two-storey, 2200+ sq. ft. of living space, well-designed home, located on a tranquil street, has been fastidiously kept and features 4 bdrms and 3.5 baths. The west-facing attached, insulated, double garage and wide drive solve any parking issues. A quaint front porch is a welcoming sight at the end of the day and invites you into the tiled, high-ceilinged foyer. From here you catch a view of the bright and open main floor with warm, hardwood floors and windows galore. A unique feature – a front LR with beautiful bay windows, could also be utilized for other purposes, and lies adjacent to a family room equipped for coziness with a wooden-mantled, tiled gas fireplace. The dining/kitchen area is tiled and has superb natural lighting. A patio door leads from the dining area to the generous back deck. The kitchen has modern, cream cabinetry with tiled backsplash, laminate countertops, white appliances and the advantage of a pantry. More convenience on this level comes with a 2pc bath and laundry room. Moving up the elegant, curved, bamboo stairs to the second floor, again note the beautiful bamboo hardwood flooring in each of the three bedrooms. The substantial primary benefits from a large walk-in closet and a 3pc ensuite. Two additional bedrooms, each with generous closets, share a tiled 4pc



bath. The lower carpeted level is light, bright and tastefully finished. It features a humungous rec room, an additional bedroom, a utility room and a tiled 3pc bath. The outside of this home is an extension of the well-kept inside. An east-facing wooden deck overlooks a meticulously, manicured, low-maintenance, fenced back yard with mature trees and joy of joys – no neighbours behind the property! Location is optimal. Close to Stoney and Sarcee Trails, John Laurie and Country Hills Boulevards and Nose Hill Drive; Crowfoot Crossing Shopping, Park and Library; Arbour Lake privileges i.e. boating, swimming and fishing; schools both public and Catholic; transit; playgrounds; daycares and churches. This home is truly a gem and will not disappoint. Call now to schedule an in-person, exclusive tour.

Built in 1996

Essential Information

MLS® #	A2148167
Price	\$664,000
Sold Price	\$645,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,547
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	92 Arbour Ridge Park Nw
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Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4C5

Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2024
Date Sold	August 22nd, 2024
Days on Market	42
Zoning	R-C2
HOA Fees	262.50

HOA Fees Freq. ANN

Listing Details

Listing Office Comox Realty

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