

\$700,000 - 44 Arbour Ridge Way Nw, Calgary

MLS® #A2152447

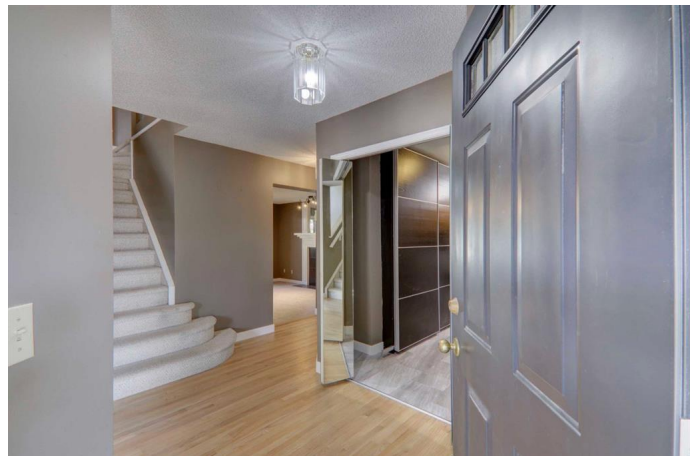
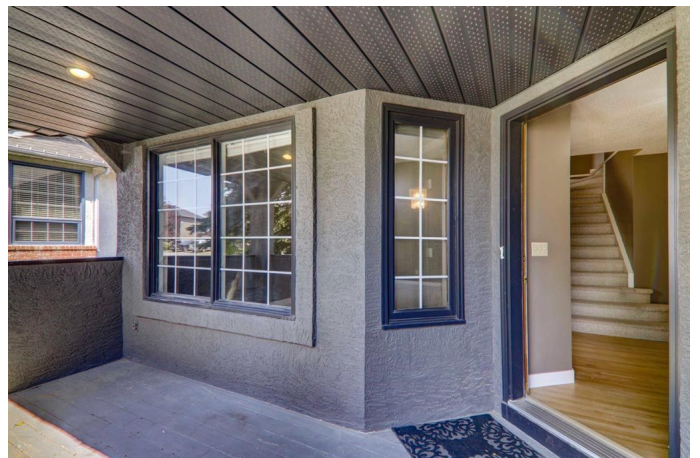
\$700,000

4 Bedroom, 4.00 Bathroom, 1,817 sqft

Residential on 0.13 Acres

Arbour Lake, Calgary, Alberta

Discover the irresistible charm of this beautifully maintained home in Arbour Lake, nestled on a quiet street! Step inside to be greeted by soaring vaulted ceilings in the front living room where an abundance of natural light create a warm and inviting atmosphere. The elegant dining room, ideal for hosting sophisticated dinner parties, seamlessly connects to an updated kitchen that boasts rich cabinetry, gleaming granite countertops, and a spacious island designed for social gatherings. Relax in the cozy family room, complete with a welcoming fireplace, or enjoy the convenience of the main floor laundry and a private 2-piece bathroom. Upstairs, you'll find two well-sized bedrooms on one side, offering comfort and space, while the primary bedroom is situated on the other side for optimal privacy. The primary suite features a luxurious 4-piece ensuite with a soothing soaker tub, beautifully framed by a bay window. An additional 4-piece bathroom serves the other bedrooms. The basement provides even more space for entertainment and relaxation, with a large recreation room complete with another fireplace, an additional bedroom, a full 4-piece bathroom, and ample storage. Step outside to the fully landscaped backyard, a true outdoor oasis featuring a large deck with a charming trellis, a built-in bar, and a BBQ station perfect for memorable summer nights. This Arbour Lake gem combines elegance, comfort, and functionality, making it the perfect place to create lasting



memories! A truly perfect family home in the highly sought-after lake community, where you can enjoy a variety of summer and winter activities year-round. Conveniently located close to public transportation, including easy access to both Crowchild and Stoney Trail, and just minutes away from the extensive amenities at Crowfoot Crossing, this home offers the ideal blend of leisure and convenience.

Built in 1991

Essential Information

MLS® #	A2152447
Price	\$700,000
Sold Price	\$720,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,817
Acres	0.13
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	44 Arbour Ridge Way Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3T1

Amenities

Amenities	Other
-----------	-------

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2024
Date Sold	August 16th, 2024
Days on Market	22
Zoning	R-C1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.