

# \$689,900 - 8 Arbour Ridge Place Nw, Calgary

MLS® #A2171041

**\$689,900**

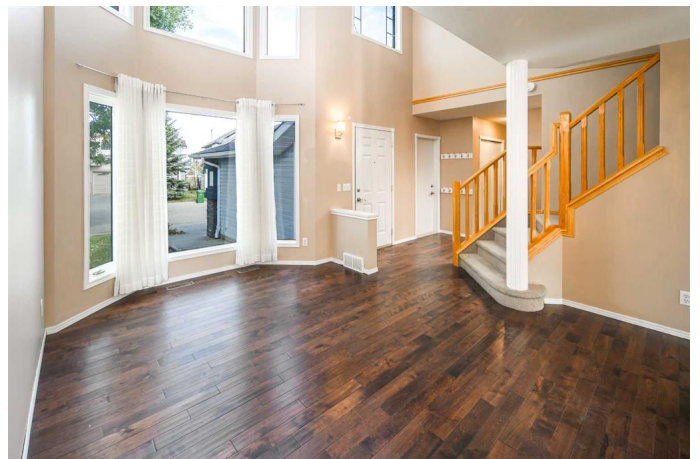
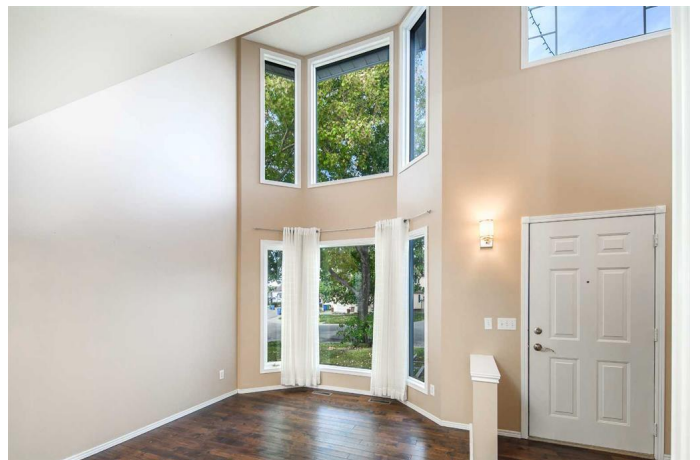
4 Bedroom, 4.00 Bathroom, 1,706 sqft

Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

OPENHOUSE OCT.6 SUNDAY 2-4PM.

Explore this stunning home in the serene cul-de-sac of Arbour Lake via the immersive 3D tour! Upon entering, you are welcomed by an impressive grand foyer with open to above ceilings living room, creating an open and airy ambiance. Bay windows bathe the family room and dining rooms in natural light, perfect for hosting elegant gatherings. The gourmet kitchen is a chef's dream, boasting quartz countertops(2024), a gas stove(2023), a central island, and plenty of cabinet space. The sunny breakfast nook is ideal for morning meals and has direct access to the deck—a peaceful, private backyard oasis perfect for outdoor entertaining or relaxing with pets. The main floor also features a cozy living room and a convenient laundry room. Upstairs, the loft overlooks the grand foyer, leading to a versatile bonus room. The primary suite is generously sized and includes a luxurious 3-piece ensuite, while two additional bedrooms and a full bathroom complete the upper level. The fully finished basement is perfect for relaxation and entertainment. It offers a spacious rec room with a gas fireplace, an additional bedroom, and a full bathroom. Newer water tank(2024),roof(around 2015). Located in a family-friendly neighborhood with access to Arbour Lake, enjoy year-round activities and unlimited beach time. The home's prime location is close to schools, daycares, a library, and the YMCA. A short drive(3 mins) brings you to Crowfoot LRT



station, grocery stores, restaurants, parks, and Costco. Plus, downtown Calgary is just 20 minutes away, providing easy access to work and leisure. Indulge in the luxury of Arbour Lake living—schedule your private viewing today!

Built in 1993

**Essential Information**

MLS® #	A2171041
Price	\$689,900
Sold Price	\$678,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,706
Acres	0.10
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	8 Arbour Ridge Place Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3Z1

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

**Interior**

Interior Features	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 6th, 2024
Date Sold	October 26th, 2024
Days on Market	20
Zoning	R-CG
HOA Fees	288.75
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Homecare Realty Ltd.
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