

\$728,800 - 52 Arbour Ridge Way Nw, Calgary

MLS® #A2174499

\$728,800

3 Bedroom, 4.00 Bathroom, 2,145 sqft

Residential on 0.13 Acres

Arbour Lake, Calgary, Alberta

Welcome to this elegant 2 storey with over 3,000 sq ft of very usable space. As you enter the home, you are immediately greeted with soaring cathedral ceilings that make the living and dining areas feel airy and formal. Just to your right is the perfect sized obligatory den with windows that keep an eye on the street. The kitchen has been updated with granite countertops and stainless steel appliances with a large window facing the East backyard. Beyond the kitchen is the nook with enough seating for your entire family. The family room is cozy with a gas fireplace and plenty of space and hardwood flooring. There is a mud room that also has your laundry and access to the oversized double garage. Upstairs you will find a large primary bedroom with a large walk-in closet and an even larger ensuite with dual vanities, a corner air-jetted tub and a stand-up shower. The kids bedrooms are spacious and face West for maximum sun exposure. The basement is expansive with a large recreational room with yet another gas fireplace and a great place to watch movies. There is ample storage and another space that can easily work as a bedroom or another office. With central air conditioning, you are sure to enjoy this comfortable and bright FAMILY HOME in Arbour Lake with LAKE and RECREATION CENTRE access. Come and see this gem as it this price, it will not last long on the market!

Built in 1991



Essential Information

MLS® #	A2174499
Price	\$728,800
Sold Price	\$731,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,145
Acres	0.13
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	52 Arbour Ridge Way Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3T1

Amenities

Amenities	Clubhouse, Park, Picnic Area, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Basement, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	October 24th, 2024
Date Sold	November 20th, 2024
Days on Market	25
Zoning	R-CG
HOA Fees	292.11
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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