

# \$769,000 - 240 Arbour Ridge Way Nw, Calgary

MLS® #A2194382

**\$769,000**

6 Bedroom, 4.00 Bathroom, 2,170 sqft  
Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

Welcome to this well maintained 2 storey detached home with over 3000 sf developed living area in most sought after Lake access community of Arbour Lake. \*\*\*| 4+2 Bed | 3.5 Bath | 1 main+ 1 lower Kitchen | Double attached Garage with insulation| Newly Painted | Sunny East Front Exposure| \*\*\*Upon arrival you will be amazed by the mature treed landscaping leading to your private covered porch- a great place to enjoy morning coffee or tea. As entering the elegant 17 ft high-ceiling Sitting Room greets you with large windows inviting tons of natural light in. A formal Dinning/ Office Room comes with bright windows conveniently right next to your chef's kitchen, featuring walk-in pantry, cupboards and cabinets and a central island with tons of storage. Family room with tiled fireplace and Sunny bright windows makes cozy place to enjoy quality time with family and friends. Breakfast nook is spacious which leading to your sunny back yard deck, apple trees, brick paved BBQ area, a shed for your seasonal tools and gated backyard. A 2 pc Powder room and Laundry room finish the main. On the upper level, the primary bedroom is a true retreat, including 4 pc en-suite with jetted tub, separate shower and walk-in closet right next. Three extra good sized Bedroom are all bright and comes with walk-in closets ideally meet a growing family or with different generations. Anther 4 pc Bath finishes the upper. The lower level are fully finished which offers two more gorgeous Bedroom with large windows, 3 pc



Bath with shower and a kitchenette with range hood, a decent dining area & sitting area finish this level. Many Recent upgrading: New piping System 2025, Painting 2024, Fridge 2023, Kitchen cabinet painting 2023, 4 pc Bath upper 2023, Basement renovation 2022, Hot water tank 2019 and AC... Embrace a stylish life with its excellent location-Steps to all levels of school, daycare, library and YMCA. Minutes to Superstore, Safeway, Co-op, Costco, T&T, Crowfoot LRT Station. Easy access to Country Hills Blvd, John Laurie Blvd and Stoney Trail. Enjoy the lake access and multiple year-round activities including ice skating, beach days, paddle boarding and fishing... Hurry up and call your favorite realtor book a showing today.

Built in 1993

### Essential Information

MLS® #	A2194382
Price	\$769,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,170
Acres	0.11
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	240 Arbour Ridge Way Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3G 3V8

### **Amenities**

Amenities Beach Access, Clubhouse, Park, Parking, Playground, Visitor Parking, Boating

Parking Spaces 5

Parking Double Garage Attached, Garage Door Opener, Additional Parking

# of Garages 2

### **Interior**

Interior Features Built-in Features, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas, Central, Fireplace(s)

Cooling Central Air, Wall/Window Unit(s)

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Tile, Family Room, Glass Doors

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Balcony, Barbecue, Private Yard, Dog Run, Garden, Storage, Tennis Court(s)

Lot Description Back Yard, Low Maintenance Landscape, Treed, Dog Run Fenced In, Fruit Trees/Shrub(s), Garden

Roof Asphalt Shingle

Construction Aluminum Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed February 15th, 2025

Days on Market 57

Zoning R-C1

HOA Fees 289

HOA Fees Freq. ANN

### **Listing Details**

Listing Office Everest Realty and Property Management Corp.

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