

64 Arbour Ridge Way NW
Calgary, Alberta

MLS # A2309899



\$798,800

Division:	Arbour Lake		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,509 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Solar panels

Welcome to one of Northwest Calgary's most sought-after lake communities — Arbour Lake! 64 Arbour Ridge Way NW, is a stunning property! This exceptional home offers the perfect combination of location, character, and over \$200,000 of thoughtful design updates. This home features 4 bedrooms and 3 full baths, providing over 2,568 sq. ft. of fully remodelled living space, designed with warm country-chic design throughout. From the moment you step inside, you're greeted by a bright and inviting foyer highlighted by stunning cedar-panel vaulted ceilings that create an immediate sense of warmth and style. Every inch of this home has been meticulously updated and showcases true pride of ownership. The spacious front living room features a cozy fireplace, perfect for relaxing or entertaining guests. The open-concept kitchen has been thoughtfully upgraded with stainless steel appliances, including a gas range, large island, and ample workspace for the home chef. Upstairs, you'll find a Grand primary bedroom complete with a walk-in closet and beautifully appointed 4-piece ensuite. Two additional well-sized bedrooms and another full 4-piece bathroom complete the upper level. The fully developed lower level, offers even more functional living space with a large family room featuring a gas fireplace, a fourth bedroom, an additional 4-piece bathroom, and an oversized laundry room. The basement continues to provide you even more living space for a Rec-room/ games room as well as a wine cellar for the Wine connoisseurs. Additional highlights include: * Newly installed solar panels to help reduce utility costs * Retractable awning provides optional covered deck space * Beautifully maintained outdoor areas * Extensive upgrades throughout the home * Developed basement also has a large storage area and

crawlspace. * No Poly-B , Poly -B plumbing has been replaced. Ideally situated close to scenic walking paths, parks, playgrounds, and excellent schools for all ages, this home truly provides the complete family active lifestyle. Enjoy quick access to Arbour Lake , soaking up the sun paddle boarding , boating, fishing, and ice-skating in the winter months , Crowfoot Crossing, Shane Homes YMCA at Rocky Ridge, and Crowfoot Library, along with every amenity you could need. Don't miss this incredible opportunity — book your private viewing today!