



**GRASSROOTS**

REALTY GROUP

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**302 Arbour Ridge Park NW  
Calgary, Alberta**

**MLS # A2293904**



**\$685,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,449 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** None

Welcome to this stunning bungalow on a desirable corner lot in the sought-after lake community of Arbour Lake, offering 2+1 bedrooms, 3 baths, and 1,449 sq ft of bright, welcoming living space with impressive vaulted ceilings throughout. Step inside and discover soaring 12-foot vaulted ceilings across the entire main level, where abundant natural light pours through numerous windows to create a bright and inviting atmosphere. The spacious Living and Dining rooms offer the perfect space for both relaxing and entertaining. The functional Kitchen boasts an extended breakfast bar ideal for meal preparation and casual dining in the Breakfast nook and adjacent to Family room with a Fireplace that is a cozy spot for your family gathering. The patio door from the Nook leads to your private Deck with gazebo, ideal for enjoying morning coffee, summer barbecues, or simply relaxing outdoors while taking in the fresh air. The Primary bedroom is a spacious retreat featuring an 11-foot vaulted ceiling, walk-in closet with closet organizer, and a 4-piece ensuite with double vanity and stand-up shower. The second well-sized bedroom also boasts an 11-foot vaulted ceiling and sits adjacent to another 4-piece bathroom. A convenient laundry closet in the hallway completes this level. The partially finished basement offers excellent versatility with a third bedroom featuring two closet spaces and a 4-piece bathroom right next to it. The rest of the basement remains open for future development with three windows providing natural light—perfect for creating a workshop, recreation area, or additional living space with ample storage options. Recent upgrades include new roof shingles, new siding, new garage door, and new basement windows—providing both peace of mind and enhanced curb appeal. An attached double garage provides convenient parking and

storage. Located in the prestigious Arbour Lake community—the only lake community in Northwest Calgary—where year-round recreation meets everyday convenience. Imagine spending summers swimming, paddleboarding, and fishing at the private ten-acre lake, or enjoying skating and ice fishing in winter, all surrounded by pristine mountain views and scenic walking paths. A bus stop sits right outside your door, with Crowfoot C-Train Station nearby for easy downtown commuting. You're steps away from excellent schools, Crowfoot Crossing Shopping Centre, Melcor YMCA, Crowfoot Public Library, and neighborhood parks, with quick access to Crowchild Trail and Stoney Trail. This is more than a home—it's a lifestyle of tranquility, recreation, and community living in one of Calgary's most sought-after Northwest communities!