



**129 Arbour Ridge Circle NW
Calgary, Alberta**

MLS # A2304394



\$795,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,854 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: n/a

Welcome to this well-maintained 2-storey walk-out home in the highly desirable Arbour Lake community, offering approximately 2,700 sq. ft. of developed living space, including the fully finished walk-out basement, in one of NW Calgary's most amenity-rich neighborhoods. This home features a rare 4-bedroom upper-level layout, including a spacious primary suite with ensuite bathroom and walk-in closet. The main floor offers high ceilings, a versatile 5th bedroom or home office, and an open-concept kitchen with dark cabinetry, granite countertops, and stainless steel appliances, seamlessly connecting to the bright and inviting family room. Major mechanical and home updates include newer shingles (2016), windows (2015), and hot water tank (2016), along with a recently replaced furnace (within the past year). A new electric range (stove and oven) has also been installed within the past year, reflecting a home that has been well maintained over time. The fully developed walk-out basement adds valuable living space, including a gym area, full bathroom, and a large recreation room leading to a private backyard with mature trees. Enjoy year-round lake access and an unbeatable location just minutes from Crowfoot Shopping Centre, LRT, and major routes. Very close to Costco, Superstore, and Walmart, offering exceptional convenience for daily living. Whether you enjoy skating and ice fishing in the winter, or boating, swimming, and relaxing on the beach in the summer, Arbour Lake offers a lifestyle you can truly enjoy year-round.