



GRASSROOTS

REALTY GROUP

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

MLS # A2305845



\$748,800

Division:	Arbour Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,316 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Level		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: All blinds, Curtain Rods, TV mount, Hose reel in front and back with attached hoses

FULLY DEVELOPED 5-BEDROOM RAISED BUNGALOW IN THE HIGHLY SOUGHT-AFTER LAKE COMMUNITY OF ARBOUR LAKE! Opportunities like this do not come up often—offering over 2,500 sq.ft. of developed living space, a quiet circle location, and a layout that works for growing families, multi-generational living, or those needing flexible space. The main level is warm and inviting, featuring a bright kitchen with breakfast nook and direct access to the rear deck and large, private backyard—perfect for morning coffee or effortless indoor-outdoor living. A separate dining area and spacious living room create an ideal setting for both everyday comfort and entertaining. Three bedrooms up include a primary suite with private ensuite and walk-in closet. The fully developed lower level adds exceptional versatility with a rec room with wet bar, two additional bedrooms, a 5-piece bathroom with heated tile floors, and a separate media room with French doors—ideal as a home office, gym, flex space, or potential sixth bedroom. Outside, the beautifully established, large, and private backyard is a true standout—mature trees including flowering cherry, lilac, and autumn blaze maple provide both privacy and stunning seasonal colour. The expansive deck and gas line for BBQs create the perfect setting for summer evenings, entertaining, or simply unwinding at home. This home has been consistently well cared for and offers bamboo hardwood flooring, newer appliances, on-demand hot water, water softener, built-in vacuum, and both main floor and basement laundry hook-ups. The oversized double attached garage with extensive built-in storage and workbench adds even more functional value. Located just steps from a playground and green space, and offering exceptional access to schools, shopping, transit, and Crowfoot

amenities, this home also includes access to Arbour Lake's private residents-only lake—providing year-round recreation including swimming, fishing, skating, and more. Surrounded by parks, pathways, and beautiful mountain views, this is a community that truly delivers on lifestyle. Homes with this combination of space, location, and functionality are in high demand—do not miss your chance to view.