



**110 Arbour Ridge Heights NW
Calgary, Alberta**

MLS # A2308435



\$740,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,005 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub		

Inclusions: Hood Fan, Smaller Garden Shed, Hot Tub

Welcome to one of Northwest Calgary's most sought-after communities — Arbour Lake, the only lake community in the NW! Situated on an impressive pie-shaped lot with over 6,100 sq ft of property, this spacious family home offers more than 2,700 sq ft of developed living space designed for comfort, functionality, and entertaining. Step inside and discover a thoughtfully designed main floor featuring multiple living areas to suit every lifestyle. Enjoy a bright formal living room, cozy family room, dedicated dining area, and a spacious kitchen complete with a skylight that fills the space with natural light. The adjoining breakfast nook overlooks the backyard, creating the perfect spot for morning coffee or casual family meals. A convenient half bath and main floor laundry add to the home's practicality. The upper level offers 3 generously sized bedrooms, including a spacious primary retreat with its own 4-piece ensuite, along with an additional full bathroom for the family. Downstairs, the fully developed basement expands your living space with a massive recreation area featuring a hot tub — the ultimate place to relax or entertain year-round. There's also an additional room ideal for a guest room, office, or potential bedroom, plus unfinished space with a bathroom rough-in ready for your future plans. Outside, the oversized 22x22 attached double garage and expansive pie lot provide plenty of room for parking, storage, play, and outdoor enjoyment. Perfectly located just steps from the Arbour Lake Outdoor Fitness Park, soccer fields, and scenic walking paths, this home offers the ideal blend of space, location, and lifestyle in one of Calgary's most desirable family communities.