



**GRASSROOTS**  
REALTY GROUP

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96 Arbour Ridge Way NW  
Calgary, Alberta

MLS # A2318787



**\$725,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,564 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** n/a

Incredible opportunity to own a meticulously maintained bungalow home in the highly desirable lake community of Arbour Lake! This former Foxboro show home offers nearly 1,600 sq. ft. of bright, open living space highlighted by soaring vaulted ceilings and an abundance of windows that capture natural light from the sunny west and south exposures. Featuring 4 bedrooms and 3 full bathrooms, this home offers exceptional value and a long list of upgrades. The spacious foyer welcomes you with gleaming hardwood floors and updated flooring throughout, including carpet and luxury vinyl plank installed in 2020. Recent mechanical improvements provide added peace of mind, including a new furnace in 2022, a new hot water tank in 2024, and an upgraded water line. The main level features a spacious primary retreat, a generous second bedroom, a bright living room, and a dining area ideal for family gatherings. The well-appointed kitchen showcases quartz countertops, black appliances, and a functional layout that flows seamlessly into the breakfast nook, making entertaining effortless. A striking spiral staircase leads to the fully developed lower level, where you'll find a large family room, games area, two additional bedrooms, and a full bathroom—perfect for growing families or guests. The luxurious primary ensuite has been beautifully updated with a soaker tub, marble walk-in shower, updated countertops, lighting, and plumbing fixtures. A cozy two-way fireplace creates a warm ambiance that can be enjoyed from both the bedroom and ensuite, offering a true retreat at the end of the day. The oversized primary bedroom is rarely found in homes of this style and price range. As a resident of Arbour Lake, you'll enjoy year-round lake privileges including fishing, swimming, boating, skating, tennis, and access to a private beach. This non-smoking

home has been exceptionally cared for and shows true pride of ownership throughout. A rare opportunity to own a move-in-ready home in one of Calgary's most sought-after lake communities. Don't miss your chance to make it yours! One of the owners is a realtor