



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

**MLS # A2323621**



**\$799,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,379 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Cabinets in garage, Microwave in basement, TV in basement bedroom and TV Mount, Fire Pit

\*\*\*VIRTUAL OPEN HOUSE SATURDAY JUNE 27TH 11:45AM-12PM\*\*\* IN-PERSON OPEN HOUSE SATURDAY JUNE 27TH 12PM-2PM\*\*\* Welcome to this exceptional walkout bungalow in the highly sought-after lake community of Arbour Lake, offering over 2,500 sq. ft. of developed living space with 5 bedrooms, 3 bathrooms, and an outstanding location just steps from a playground and only minutes from the lake. The bright and spacious main level showcases impressive vaulted ceilings, abundant natural light, and hardwood and tile flooring throughout with no carpet on the main floor. The well-appointed kitchen features granite countertops, upgraded appliances including a Sub-Zero refrigerator, and ample cabinetry for storage and entertaining. The spacious primary retreat includes a private ensuite, while two additional bedrooms and a full bathroom complete the main level. The fully finished walkout basement expands your living space with two additional bedrooms, a full bathroom, a large recreation area, and a wet bar—perfect for entertaining family and friends. Recent updates provide peace of mind and include new windows (2024), hot water tank (2024), fresh interior paint, and new vinyl plank flooring in a basement bedroom. The poly-B plumbing has had no issues and is scheduled to be replaced prior to possession. Step outside to enjoy the large maintenance-free balcony overlooking the yard, creating the perfect space for summer BBQs and outdoor relaxation. As a resident of Arbour Lake, you'll enjoy year-round lake privileges including access to the beach, swimming, skating, and recreational activities. Ideally located just minutes from Robert Thirsk High School, Arbour Lake Middle School, and St. Ambrose School (K-9), as well as Crowfoot Crossing amenities including the Cineplex Odeon, The Keg Steakhouse + Bar, Cactus Club

Cafe, shopping, restaurants, and transit. With quick access to Crowchild Trail and Stoney Trail, commuting anywhere in the city is effortless. A rare opportunity to own a spacious walkout bungalow in one of Calgary's premier lake communities.