



GRASSROOTS

REALTY GROUP

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75 Arbour Ridge Way NW
Calgary, Alberta

MLS # A2325867



\$719,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,351 sq.ft.	Age:	1993 (33 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Skylight(s)		

Inclusions: none

OPEN HOUSE- SATURDAY, JULY 4TH FROM 12-3PM The hidden GEM you have been looking for in Arbour Lake! This beautifully designed BUNGALOW, with a double ATTACHED GARAGE, six bedrooms, three FULL bathrooms, along with MOUNTAIN VIEWS from the balcony! Vaulted ceilings, EXPENSIVE HIGH EFFICIENT QUADRUPLE PANE WINDOWS, and a SKYLIGHT fill the home with an ABUNDANCE OF NATURAL LIGHT. The primary suite also offers a walk-in closet and a luxurious 4-piece ensuite. A fully finished WALK-OUT BASEMENT provides the perfect space for entertaining, relaxing, or accommodating family and guests. Step outside to enjoy the LARGE private backyard, complete with a mature apple tree, while another apple tree welcomes you in the front yard. With charming bay windows, bright open living spaces, and exceptional indoor-outdoor appeal. Close to transit, shopping, schools, and all other amenities! this home is a rare opportunity you won't want to miss!