



GRASSROOTS
REALTY GROUP

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215 Arbour Ridge Way NW
Calgary, Alberta

MLS # A2334298

\$710,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,805 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		



Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to a truly exceptional property in Calgary's only NW lake community, where private lake access meets everyday convenience. Thoughtfully priced to allow for future updates and personalization, this home represents outstanding value in today's market and a wonderful choice for a growing family. This property showcases smart, practical upgrades, including a tankless water heater, air conditioning, and Poly B plumbing professionally removed. The finished basement adds valuable flexibility, offering extra living space for however you choose to use it. The location is second to none. Surrounded by parks and pathways, with a daycare down the street and great schools nearby. Crowfoot Crossing is just minutes away, putting shopping, dining, and daily essentials within easy reach. This isn't a starter home. It's the home you've been working toward, offering a rare combination of lake lifestyle and prime location that seldom comes to market. Don't miss this opportunity.