GRASSROOTS REALTY GROUP

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224 Arbour Ridge Way NW
Calgary, Alberta

MLS # A2336556

$749,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,029 sq.ft.	**Age:**	1996 (30 yrs old)
Beds:	5	**Baths:**	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

STUNNING FORMER SHOWHOME in a sought-after lake community! Welcoming curb appeal starts with a charming front porch, the perfect spot for morning coffee. The thoughtfully designed main floor features a spacious living room, formal dining room, family room with a gorgeous gas fireplace, dedicated home office, and convenient main floor laundry, along with a beautiful kitchen boasting stainless steel appliances. Upstairs, you'll find 4 generous bedrooms plus a versatile bonus room, perfect for growing families or those needing extra flex space. The fully finished lower level adds even more room to spread out, with a large family room and 2 additional bedrooms — ideal for guests, teens, or extended family. Step outside to your own private yard: a gorgeous treed, west-facing backyard featuring a two-level deck and firepit, perfect for soaking up sunny afternoons and evenings under the stars. With numerous upgrades made over the years, this showhome-quality property is truly move-in ready. Enjoy an unbeatable location close to schools, shopping, and the lake, plus all the amenities this beautiful community has to offer — don't miss this rare opportunity!

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