



GRASSROOTS
REALTY GROUP

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228 Arbour Ridge Way NW
Calgary, Alberta

MLS # A2339853



\$669,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,815 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, No Back Lane, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Jetted Tub, Natural Woodwork, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: None

Welcome to this spacious 2 storey home offering 5 bedrooms, 2.5 bathrooms, a partially finished basement and a double attached garage, ideally located in the highly sought-after lake community of Arbour Lake. The main level features an open concept layout with soaring vaulted ceilings, beautiful hardwood flooring and large windows that flood the home with natural light. The well appointed kitchen offers upgraded stainless steel appliances, oak cabinetry, a corner pantry and a generous breakfast nook with direct access to the brand new rear deck and lower 20' x 15' concrete patio. Just off the kitchen is a large sunken family room with a cozy gas fireplace, while the front of the home features a spacious formal living and dining room. A convenient 2 piece bathroom, laundry area and direct access to the double attached garage complete the main level. Upstairs, the expansive primary bedroom features a walk-in closet and a 4 piece ensuite with a separate shower and jetted soaker tub. Two additional bedrooms and a second 4 piece bathroom complete the upper level. The partially finished basement provides excellent additional living space with two more bedrooms, a large recreation room and plenty of storage. Enjoy all that Arbour Lake has to offer, including lake access, schools, parks, public transit, shopping, restaurants and convenient access to major roadways. This well appointed family home offers plenty of space and an excellent location—don't miss it!