



GRASSROOTS
REALTY GROUP

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105 Arbour Ridge Park NW
Calgary, Alberta

MLS # A2343253



\$693,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,105 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Level, Rect		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

NEW PRICE | BACKS ONTO GREEN SPACE | POLY-B FULLY REPLACED. Unmatched turn-key value in Arbour Lake, NW Calgary's premier lake community! This meticulously updated 2,105 sq ft detached home backs directly onto a peaceful green space and playground, delivering an ideal layout for active families and remote professionals. The entire home has been revitalized with fresh professional paint and brand-new flooring throughout, including premium 7mm luxury vinyl plank, featuring a full PEX plumbing upgrade (Poly-B fully replaced), 3 new toilets, newer appliances, and a 2023 hot water tank. The main floor features modern LED lighting and a private den perfect for a home office. Half a level up, a spacious bonus room centers around a cozy gas fireplace. The upper level hosts three large bedrooms, including a primary suite with a jetted tub and separate shower, while the open basement awaits your future development ideas. Enjoy stunning sunsets from your large west-facing deck overlooking the park. Unbeatable location offering year-round lake access, steps to schools, shopping, and the Crowfoot C-Train station. Immediate possession available.