



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

25 Arbour Ridge Park NW
Calgary, Alberta

MLS # A2348123



\$698,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,727 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:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Welcome to 25 Arbour Ridge Park NW, a beautifully maintained former showhome backing directly onto a park and playground in the highly sought-after lake community of Arbour Lake. With impressive architectural details, thoughtful upgrades and tremendous pride of ownership throughout, this home offers a unique combination of character, space and an exceptional location. From the moment you step inside, the former showhome details stand out, including elegant pillars, curved archways, a unique curved staircase and a dramatic open-to-below living room with soaring 17-foot ceilings. A large palladium window fills the main living area with natural light, while the gas fireplace creates a warm and inviting focal point. The main floor features an open-concept kitchen and dining area with granite countertops, ample cabinetry and a convenient pantry. Hardwood flooring adds warmth throughout key areas of the home, while the extra-wide sliding doors off the kitchen provide easy access to the backyard and custom two-tiered cedar deck. The beautifully landscaped yard features mature trees, all while backing directly onto green space and a playground. Also on the main level is a convenient powder room, laundry room and a functional mudroom with closet space leading to the oversized double attached garage, which is insulated and drywalled. Upstairs, the open hallway overlooks the living room below, adding to the bright and spacious feel of the home. Three bedrooms are located on the upper level, including a generous primary retreat with hardwood flooring, a walk-in closet and private ensuite featuring a standing shower. A full bathroom serves the additional bedrooms, with ceramic tile featured in the bathrooms and carpeted stairs adding comfort between levels. Arbour Lake offers one of Northwest Calgary's most desirable

lifestyles as the area's only lake community. Residents can enjoy year-round lake access with swimming, boating and fishing in the warmer months and skating during the winter, along with tennis, community programs, parks, pathways and numerous neighbourhood events. Adding even more value for families, a brand-new inclusive playground at the Arbour Lake Residents Association is currently under construction and is targeted to open in October 2026. With its former showhome upgrades, oversized double garage, beautiful outdoor space, park-facing location and access to everything the Arbour Lake community has to offer, 25 Arbour Ridge Park NW is a home that truly stands out.