

\$719,900 - 21 Arbour Ridge Park Nw, Calgary

MLS® #A2245374

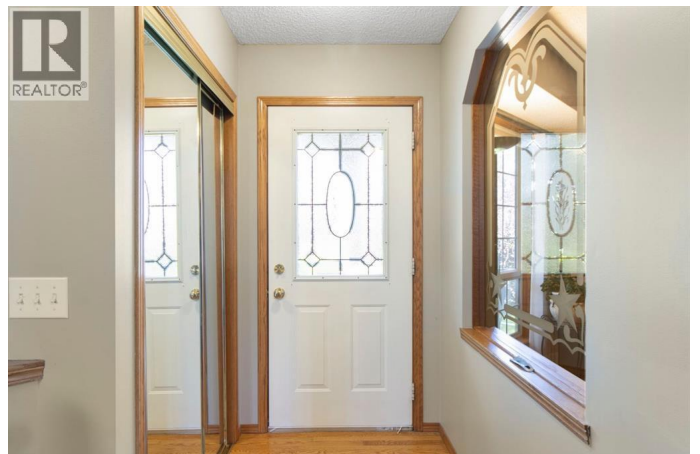
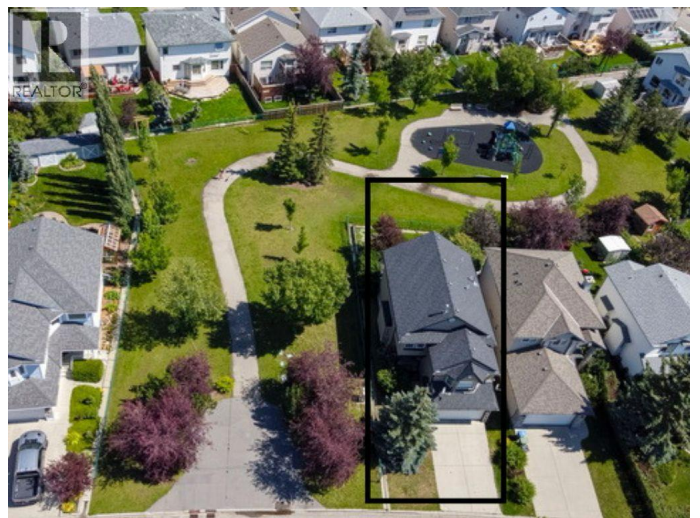
\$719,900

3 Bedroom, 3.00 Bathroom, 1,975 sqft

Single Family on 0.10 Acres

Arbour Lake, Calgary, Alberta

PRICE DISCOUNTEDModifications to this home include a series of three staircases all professionally equipped with quality â€˜Stair Chairsâ€™™ to accommodate any family that may include a member with compromised mobility issues. The home could not be more ideally located being adjacent to pathways and also no immediate neighbouring houses on either the north or east side. Enjoy a family barbecue on the modern spacious back deck which overlooks a childrenâ€™™s play area just outside the fenced back yard. The kitchen with large island, corner pantry, quartz countertops and an abundance of cupboards, and counter space, also includes an eating area and corner office. The separate formal dining room comfortably accommodates a table for six along with room for a buffet. The vaulted ceiling of the second floor bonus room delivers an abundance of natural light year round. The corner gas burning mantle fireplace will keep you cozy on those chilly winter nights. Three bedrooms up along with a four piece washroom complete with the washer/dryer pair. The massive primary easily fits a King size bed with room to spare. The spacious four piece ensuite has a corner shower, large soaker tub along with access to your walk in closet. Other features you will appreciate include central air, Vacuflo, and located on a quiet non flow through street. Note there are no wheelchair ramps on either entrance but could be installed if needed. The basement is undeveloped but has the necessary plumbing



to install a basement washroom. This serene and quiet location is a huge plus. Arbour Lake is coveted and highly regarded community with mature trees and green spaces. Youâ€™ll find a rare peaceful tranquility not found in too many city homes. See for yourself. Enjoy where you live. Call your agent and book a showing today. PRICE REDUCED (id:6289)

Built in 1996

Essential Information

Listing #	A2245374
Price	\$719,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,975
Acres	0.10
Year Built	1996
Type	Single Family
Sub-Type	Freehold

Community Information

Address	21 Arbour Ridge Park Nw
Subdivision	Arbour Lake
City	Calgary
Province	Alberta
Postal Code	T2G4C4

Amenities

Amenities	Playground, Schools, Shopping
Features	Cul-de-sac, PVC window, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Garage
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	door opener, Satellite dish related hardware
Heating	Natural gas Other, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage Benchmark



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