

**39 Arbour Ridge Mews NW**  
**Calgary, Alberta**

**MLS # A2289465**



**\$779,998**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,954 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Tankless Hot Water, Vaulted Ceiling(s)		

**Inclusions:** Shed & Trampoline

Home Sweet Home in the Lake Community of Arbour Lake! Welcome to this spacious 5-bedroom family home offering nearly 3,000 sq.ft. of total living space, ideally located on a quiet cul-de-sac and just minutes from the lake and nearby amenities. This well-maintained property features many major upgrades, including Roof (2020), Furnace (2021), Tankless Hot Water Tank (2021), Windows on the main and upper levels (2022), fresh paint, new flooring throughout the home, and updated bathrooms. The main floor showcases soaring vaulted ceilings in the formal living and dining area, creating a bright and open atmosphere. The kitchen features white cabinetry, granite countertops, glass tile backsplash, and newer stainless-steel appliances, and opens to the cozy family room—perfect for everyday living and entertaining. A private den and convenient main-floor laundry complete the level. Upstairs you will find three generous bedrooms, including a spacious primary suite with a walk-in closet and a fully updated 5-piece ensuite featuring heated floors, modern vanity, granite counters, freestanding tub, and a tiled shower with body jets. The fully finished basement offers two additional bedrooms and a large recreation room, making it ideal for larger families or guests. Set on a beautiful lot with a sunny WEST-facing backyard, the outdoor space includes an exposed aggregate patio, gazebo, storage shed, mature trees, and a fully fenced yard—perfect for relaxing or entertaining. Located in the desirable Arbour Lake, this home provides lake access, and is conveniently close to shopping, schools, parks, baseball diamonds, soccer fields, public transit, and easy access to Crowchild Trail. A fantastic opportunity to live in one of NW Calgary’s only lake communities—book your private showing today!