

**119 Arbour Ridge Way NW**  
**Calgary, Alberta**

**MLS # A2291745**



**\$764,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,865 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Gentle Sloping, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Chandelier, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		

**Inclusions:** Shed in back yard

Lake living at its finest! You and your family will enjoy swimming, boating, fishing, and skating in the community with the Rocky mountains as your backdrop. Schools and shopping are also right there. This spacious two storey home shows pride of ownership the moment you see it. You enter the home to an open plan with a large dining room and built in cabinet. The real treat is the newly renovated island kitchen. Boasting tonnes of cabinetry, a corner pantry, quartz counters and stainless steel appliances including an induction stove! Relax in the living room and enjoy the gas fireplace. Real hardwood flooring looks great and is located on both the main and upper floor. Kids will hang out in the large bonus room featuring vaulted ceilings and lots of light. All bedrooms are well sized and the master bedroom has a walk in closet and four piece en suite. Need more space. Well, get ready for the fully finished walk out level. It has a rec room, fourth bedroom, three piece bath, and ample storage. Enjoy outdoor living on either the low maintenance deck or on the fully lit walkout level patio. Escape the heat with the central air conditioning. The home also has built in soffit lights to provide better visibility and style. This just might be the ideal family home!