

105 Arbour Ridge Park NW Calgary, Alberta

MLS # A2343253



\$719,900

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

Rare opportunity in Arbour Lake, NW Calgary's premier lake community! This 2,105 sq ft home backs directly onto a peaceful green space and playground. Meticulously updated, it features elegant fresh paint and brand-new premium 7mm luxury vinyl plank flooring, and modern LED lighting fixtures. Enjoy complete peace of mind with a full PEX plumbing upgrade (Poly-B swap), 3 brand-new toilets, a new washer/dryer, and a 2023 water heater. The main floor boasts a highly desired private den/office, perfect for remote work. Half a flight up, a massive bonus room with a cozy fireplace serves as the ultimate family retreat. Upstairs features a spacious primary suite with a jetted tub and separate shower, plus 2 additional large bedrooms and a full bath. The unspoiled basement with rough-in plumbing is ready for your custom touch. Relax in your west-facing backyard on the large deck overlooking the park. Unbeatable location with lake access, steps from Crowfoot C-Train, YMCA, Library, Cineplex, Safeway, and Co-op. Fast access to Stoney Trail for easy airport commutes or trips to Banff. Move-in ready—schedule your showing today!