

106 Arbour Ridge Close NW Calgary, Alberta

MLS # A2346342



\$759,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,469 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Back Lane, No Neighbours		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

RARE FIND - UPDATED WALKOUT BUNGALOW - STUNNING MOUNTAIN VIEWS - WEST EXPOSURE - PRIVATE LOCATION - BACKING ONTO BEAUTIFUL TREED NATURAL AREA. Welcome to this beautifully maintained original-owner home, ideally situated on a quiet circle in the prestigious lake community of Arbour Lake, backing onto a large, peaceful treed natural space with no neighbors behind & offering west exposure with breathtaking mountain views. Located minutes from premium shopping, restaurants, amenities & top schools including Arbour Lake School, St. Ambrose & Robert Thirsk High School, this exceptional home offers an ideal blend of privacy, comfort, & convenience. As NW Calgary's only lake community, Arbour Lake provides full access to the community lake and its many recreational amenities. The professionally landscaped front & backyard features retaining walls and a full irrigation system, while the attached garage & driveway provide parking for up to four vehicles. Inside, the bright, open-concept layout is enhanced by large windows, vaulted ceilings, skylight & a beautifully renovated main floor, including the entrance, kitchen, and living room. The spacious kitchen features granite countertops, a large island, generous pantry space, & 2024 appliances, while heated tile floors provide year-round comfort. The kitchen flows into the dining area, where a new patio door opens onto the expansive upper deck with glass railings, the perfect spot to entertain or relax while taking in the west-facing mountain views. The inviting living room features a cozy gas fireplace, overlooking the private backyard, wooded area & mountains. The spacious primary bedroom offers oversized windows, a walk-in closet, and a private 4-piece ensuite with heated floors. A 2nd large main-floor bedroom provides flexibility for family, guests, or a

home office. The main 4-piece bathroom also features heated tile floors, while laminate flooring in the bedrooms adds warmth and practicality. Main-floor laundry adds convenience. The walkout basement offers excellent potential for future development, with abundant natural light, direct access to the private backyard and lower patio, and a bathroom rough-in already in place. Additional features include a new front door & patio door (approx. value \$10,000), Phantom screen door, water softener system, Vacuflo central vacuum, wired security alarm system, and Google Nest thermostat. The hot water tank was replaced in 2025, & the roof was replaced around 2012. Offering nearly 1500 SF of developed space, a renovated main floor, heated floors, vaulted ceilings, expansive deck, walkout basement, mountain views, private natural treed setting, generous parking, and full Arbour Lake lake privileges, this original-owner home presents a rare opportunity in one of NW Calgary's most desirable communities. With Immediate possession - move in and immediately enjoy everything this exceptional lake community has to offer.