

# \$829,900 - 127 Arbour Ridge Close Nw, Calgary

MLS® #A2233085

**\$829,900**

4 Bedroom, 3.00 Bathroom, 1,397 sqft

Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

Welcome to this renovated 4 bed & 3.5 bath WALK-OUT bungalow nestled in the sought-after, family-friendly community of Arbour Lake. Passing through beautifully adorned flower garden, you will be wowed as soon as you entered the house by a bright, open-concept main floor with vaulted ceiling. Luxury vinyl plank flooring throughout, bunch of decent renovation and upgrade including the kitchen with quartz countertops, stylish backsplash, a large breakfast bar, and newer appliances. The nook right by the kitchen for casual eating, and massive dining room to fit a large table for friends and family gatherings. The living room boasts soaring ceilings and a massive window to capture natural lights all day long. Step out onto the deck to sip your morning coffee or host BBQ dinners while overlooking your beautifully landscaped backyard through glass railing. Spacious primary bedroom with ensuite bathroom & walk-in closet, and another generous sized bedroom, 4pc bathroom, and convenient main-level laundry(newer) to complete this level. Downstairs, the fully developed walkout basement offers incredible versatility. Cozy up around the gas fireplace in the recreation room for family movie night or game night with friends, two more bedrooms, 4pc bathroom, and a functional kitchenette - ideal for rent it out or guest visiting or nanny quarters, or teen retreat. The low maintenance backyard with matured trees, two tier deck, and gazebo to enjoy outdoor living. Additional highlights



include A/C, a heated garage with 220V wiring, an oversized driveway, and a quiet location just steps from parks, scenic pathways, and quick drive to schools, shops, restaurants, and major roads. Enjoy year-round activities from swimming, canoeing, and skating in the gated community lake! Perfect home for young professional, growing family, or retired couple! Book your private showing today before it's gone!

Built in 1996

### Essential Information

MLS® #	A2233085
Price	\$829,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,397
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	127 Arbour Ridge Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4M5

### Amenities

Amenities	Beach Access, Clubhouse, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, 220 Volt Wiring

# of Garages 2

## Interior

Interior Features Ceiling Fan(s), High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

## Exterior

Exterior Features Private Yard

Lot Description Back Yard, Garden, Landscaped, Low Maintenance Landscape, Rectangular Lot, Treed, Gazebo

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed June 20th, 2025

Days on Market 12

Zoning R-CG

HOA Fees 289

HOA Fees Freq. ANN

## Listing Details

Listing Office MaxWell Capital Realty

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