



## 8 Arbour Ridge Place Calgary Alberta

\$689,900

OPENHOUSE OCT.6 SUNDAY 2-4PM. Explore this stunning home in the serene cul-de-sac of Arbour Lake via the immersive 3D tour! Upon entering, you are welcomed by an impressive grand foyer with open to above ceilings living room, creating an open and airy ambiance. Bay windows bathe the family room and dining rooms in natural light, perfect for hosting elegant gatherings. The gourmet kitchen is a chef's dream, boasting quartz countertops(2024), a gas stove(2023), a central island, and plenty of cabinet space. The sunny breakfast nook is ideal for morning meals and has direct access to the deck--a peaceful, private backyard oasis perfect for outdoor entertaining or relaxing with pets. The main floor also features a cozy living room and a convenient laundry room. Upstairs, the loft overlooks the grand foyer, leading to a versatile bonus room. The primary suite is generously sized and includes a luxurious 3-piece ensuite, while two additional bedrooms and a full bathroom complete the upper level. The fully finished basement is perfect for relaxation and entertainment. It offers a spacious rec room with a gas fireplace, an additional bedroom, and a full bathroom. Newer water tank(2024),roof(around 2015). Located in a family-friendly neighborhood with access to Arbour Lake, enjoy year-round activities and unlimited beach time. The home's prime location is close to schools, daycares, a library, and the YMCA. A short drive(3 mins) brings you to Crowfoot LRT station, grocery stores, restaurants, parks, and Costco. Plus, downtown Calgary is just 20 minutes away, providing easy access to work and leisure. Indulge in the luxury of Arbour Lake living--schedule your private viewing today! (id:6769)

Bedroom 12.17 Ft x 13.17 Ft

Recreational, Games room 15.42 Ft x 28.92 Ft

Storage 16.67 Ft x 12.50 Ft

4pc Bathroom Measurements not available

Dining room 14.67 Ft x 8.08 Ft

Family room 10.17 Ft x 9.33 Ft

Kitchen 16.92 Ft x 12.00 Ft

Living room 12.17 Ft x 14.50 Ft

Breakfast 9.33 Ft x 6.50 Ft

Laundry room 8.92 Ft x 7.25 Ft

2pc Bathroom Measurements not available

Primary Bedroom 12.17 Ft x 11.67 Ft

Bedroom 8.67 Ft x 12.25 Ft

Bedroom 12.08 Ft x 9.33 Ft

Bonus Room 12.67 Ft x 7.83 Ft

3pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Homecare Realty Ltd.



See

Mirror

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Foyer 9.67 Ft x 7.33 Ft

4pc Bathroom Measurements not available