



## 70 ARBOUR RIDGE Park Calgary Alberta

\$849,900

WELCOME to this IMMACULATE FRESHLY Painted BUNGALOW that Boasts 2599.27 Sq Ft of Developed Living Space, with 3 Bedrooms, 3 Bathrooms (incl/4 pc EN-SUITE), Walkout Basement, a 24'5" X 19'9" Attached GARAGE, on a MASSIVE 9181.62 Sq Ft LOT in the FRIENDLY Community of ARBOUR LAKE!!! This BEAUTIFUL HOME has AMAZING CURB APPEAL w/MANICURED Lawn, MATURE Trees, + Low-Maintenance Landscaping. The Front Porch is INVITING with FRENCH DOORS - a taste of how SPACIOUS the Virtually Staged Home is, ready for your OWN Personal Touch!!~! Soaring 13" VAULTED CEILINGS as you enter the Foyer, just off is a Den/Office - CONVENIENT for a Work From Home Lifestyle. NEUTRAL Tones, Carpet + Hardwood Flooring throughout this OPEN CONCEPT Floor plan. The Kitchen is truly the 'Heart of the Home', showcasing stylish White Cabinetry, a Tiled Backsplash, GRANITE Countertops, with a Breakfast Bar for QUICK On-The-Go Meals, a BUILT-IN Dishwasher/Refrigerator/Oven, + GAS Stovetop, along with a handy CORNER Pantry. The Dining Room is PERFECT for those meals around the table w/FAMILY, + FRIENDS as you share laughter, + make memories. With the Door leading to the Deck. A 3-Way Fireplace connects the Living room, which is BRIGHT and AIRY with EXPANSIVE windows that flood the space with NATURAL Light. A Mud room joins the Double Car Garage, next to the Laundry room, + a CONVENIENT 2 pc Bath for guests. The PRIMARY Bedroom has a 4pc EN-SUITE with a large SOAKER TUB, + a standing glass shower for those mornings you need to get going. The WALK-IN closet is perfect for organizing clothing and your items. The WALKOUT Basement holds the 2nd and 3rd GOOD-SIZED bedrooms w/Walk-In Closets. A LARGE Family room has a fireplace, a retreat for evening relaxation or watching movies/game nights together. There is a 3 pc bath with a standing shower, a FLEX SPACE to use as you creatively decide. An EXPANSIVE Storage...

Family room 14.42 Ft x 13.58 Ft

Bedroom 11.00 Ft x 9.75 Ft

Other 6.92 Ft x 3.50 Ft

Bedroom 13.17 Ft x 11.33 Ft

Other 6.58 Ft x 4.58 Ft

Living room 17.67 Ft x 14.42 Ft

Kitchen 15.00 Ft x 15.00 Ft

Dining room 12.33 Ft x 11.00 Ft

Primary Bedroom 13.17 Ft x 13.00 Ft

Other 6.92 Ft x 6.42 Ft

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Other	13.58 Ft x 11.33 Ft	4pc Bathroom	10.42 Ft x 8.67 Ft
Steam room	13.58 Ft x 13.25 Ft	Foyer	7.92 Ft x 7.83 Ft
Workshop	19.00 Ft x 9.67 Ft	Den	10.92 Ft x 10.00 Ft
3pc Bathroom	13.25 Ft x 4.58 Ft	Laundry room	9.92 Ft x 5.25 Ft
Furnace	13.42 Ft x 6.58 Ft		