

21 Arbour Ridge Circle Calgary Alberta

OPEN HOUSE: 1-4 PM, SAT & SUN, OCTOBER 19 & 20, 2024 WOW, LOCATION, LOCATION, LOCATION! Nestled in the heart of Northwest Calgary's only lake community, directly across from a charming playground, this beautifully updated two-storey walkout home is a true gem. Located on a quiet crescent, 2372 agft and boasts 4 spacious bedrooms, a main-floor office, and a sunny south-facing backyard. Step inside to discover refinished hardwood floors all through 2 levels, a stylish oak kitchen with granite countertops, and 2 cozy fireplaces. The walkout basement offers a fantastic rec room with a wet bar. perfect for entertaining. This home's traditional yet bright and airy design features formal living and dining rooms, a sun-drenched family room with soaring two-storey ceilings and a fireplace complemented by built-ins, and a breakfast nook with access to the balcony. The kitchen is a chef's dream, complete with a center island, walk-in pantry, and stainless steel appliances, including a gas stove with convection/warming ovens and a Miele dishwasher. Upstairs, you'll find 3 generous bedrooms with hardwood floors, including the luxurious owners' retreat with a sitting area, walk-in closet, and ensuite with a jetted tub, separate shower, and double vanities. The walkout level adds a 4th bedroom, a bathroom, a cold room, and a games/rec room with another fireplace and wet bar. Additional features include a large home office with French doors, a laundry room with LG steam washer & dryer, built-in ceiling speakers, and 2 hot water tanks. Recent updates include 2 new furnaces in (2022 &2024), a water softener (2021) window glasses in the living room, new carpet on the staircase, a newer dishwasher, and fridge(2024), fresh paint, and upgraded **granite counters, backsplash, and flooring in the living room and kitchen. The roof was replaced in 2013. This is the perfect family home, ...

Recreational, Games room 22.58 Ft x 23.75 Ft

Other 10.42 Ft x 6.00 Ft

Bedroom 11.42 Ft x 9.42 Ft

3pc Bathroom .00 Ft x .00 Ft Living room 11.33 Ft x 10.92 Ft

Storage 10.42 Ft x 6.08 Ft

Bedroom 14.50 Ft x 10.33 Ft

Breakfast 10.92 Ft x 8.58 Ft

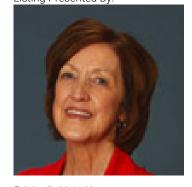
Office 11.17 Ft x 9.00 Ft

Laundry room 8.67 Ft x 8.67 Ft

2pc Bathroom .00 Ft \times .00 Ft

Primary Bedroom 16.92 Ft x 15.17 Ft

Listing Presented By:



Originally Listed by: Homecare Realty Ltd.

http://www.homecarerealty.com



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Dining room 12.00 Ft \times 11.08 Ft Family room 15.42 Ft \times 14.42 Ft Kitchen 12.25 Ft \times 12.92 Ft Other 6.33 Ft \times 8.67 Ft Bedroom 11.00 Ft \times 11.00 Ft 5pc Bathroom .00 Ft \times .00 Ft 4pc Bathroom .00 Ft \times .00 Ft