



## 21 Arbour Ridge Circle Calgary Alberta

\$949,900

**\*\*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 sqft 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

Storage 10.42 Ft x 6.08 Ft

3pc Bathroom .00 Ft x .00 Ft

Living room 11.33 Ft x 10.92 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 x .00 Ft

Primary Bedroom 16.92 Ft x 15.17 Ft

Bedroom 14.50 Ft x 10.33 Ft

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

Listing Presented By:



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CIR

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