



## 240 Arbour Ridge Way Calgary Alberta

\$769,900

Discover the epitome of comfort and elegance in this stunning 6-bedroom, 3.5-bath home, Air-Conditioned, nestled within the coveted Arbour Lake community. Radiating both charm and functionality, this residence presents a wealth of alluring features that redefine modern living. As you step through the welcoming entrance, a sense of warmth envelops you. The 17-foot soaring ceiling in the foyer creates a grand and airy ambiance. Nestled in a prime location, this house is minutes driving away from Arbour Lake, where tranquil waters and serene vistas await. This home is facing a kindergarten, very friend to young family. The proximity to the YMCA, Crowfoot Shopping Mall, Beacon Hill shopping mall, T&T, Superstore, Costco, as well as elementary and Robert middle schools, bus routes 299 and 138 are meters away. Positions this residence at the heart of convenience. The open floor plan showcases the beauty of continuity, with gleaming hardwood floors leading you through the space. The great room, characterized by its 17-foot ceilings, offers an abundance of space and light, making it an ideal place to unwind or entertain. Adjacent to this is the formal dining room, perfect for hosting elegant gatherings. The kitchen completes with a lot of oak cabinet, an island with a walk-in pantry and breakfast nook. This inviting space effortlessly flows into the family room, which features a cozy gas fireplace, ensuring warmth during colder months. The master bedroom, a spacious retreat, is highlighted by a large walk-in closet and a 4-piece ensuite bathroom, complete with a jetted tub. Upstairs, you'll discover three more generously sized bedrooms, all designed to offer comfort and privacy. These bedrooms are served by a well-appointed full bathroom. The lower level of the home offers additional living space with a fully finished layout. A games area provides a space for recreation an...

3pc Bathroom 1.92 M x 2.91 M  
Bedroom 4.49 M x 3.54 M  
Bedroom 3.60 M x 4.14 M  
2pc Bathroom 2.27 M x .99 M  
Dining room 3.54 M x 2.48 M  
Dining room 4.36 M x 2.77 M

Laundry room 2.45 M x 2.83 M  
Living room 4.47 M x 4.30 M  
4pc Bathroom 2.97 M x 1.54 M  
4pc Bathroom 3.53 M x 3.19 M  
Bedroom 2.75 M x 3.45 M  
Bedroom 2.98 M x 3.88 M

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

Listing Presented By:



Originally Listed by:  
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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Family room 4.75 M x 4.46 M

Kitchen 3.54 M x 3.51 M

Bedroom 3.74 M x 3.58 M

Primary Bedroom 5.48 M x 3.75 M