



## 66 Arbour Ridge Park Calgary Alberta

\$699,000

Located on a large pie-shaped lot in the sought-after lake community of Arbour Lake, this lovely two-storey WALKOUT offers a double front garage and a total of 4 bedrooms. The main floor is open and airy with a large entrance area for the family to de-gear. You are greeted with a spacious living room having big sunny windows, and a cozy fireplace to kick back with a good book. The open concept kitchen has an island, ample cabinet space, granite countertops, and stainless appliances that were replaced in 2021 + a dining area that accesses the large deck & overlooks the huge east-facing yard for enjoying the outdoors. A 2 pcs powder room and an attached mudroom for the family gives access to the insulated garage with gas line. Upstairs, you'll find a bright sunny space with 3 bedrooms + the updated main bath. Including the large primary bedroom that has also has an updated master en-suite with an oversized shower and a generous walk-in closet. The lower walkout level has a large rec room with corner fireplace, a home office / gym space and a bedroom. With air-conditioning, High efficiency furnace, lockers, low-flow/dual-flush toilets, drop-down ceilings, and fresh interior paint. The south-facing backyard is fully fenced and offers a patio area with hot tub hook up, a large storage shed, and a play structure for the kids. Situated in a family-friendly cul-de-sac, it's just a short walk to a park with a playground and nearby to bus stops, easy walking distance to schools, the LAKE, Crowfoot Centre and the LRT. (id:6769)

3pc Bathroom 5.00 Ft x 8.67 Ft

4pc Bathroom 5.00 Ft x 8.67 Ft

Bedroom 11.50 Ft x 11.42 Ft

Bedroom 12.00 Ft x 10.00 Ft

Primary Bedroom 12.00 Ft x 15.00 Ft

Bedroom 11.33 Ft x 10.33 Ft

Recreational, Games room 29.75 Ft x 15.00 Ft

2pc Bathroom 8.42 Ft x 5.00 Ft

Dining room 17.50 Ft x 15.33 Ft

Kitchen 8.17 Ft x 14.67 Ft

Living room 15.25 Ft x 17.67 Ft

Listing Presented By:



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