

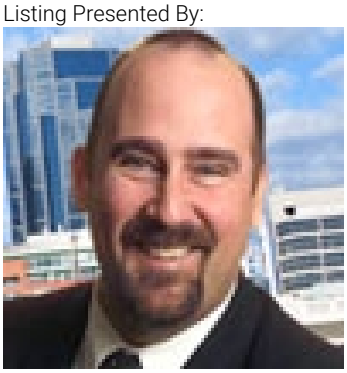
134 Arbour Ridge Close Calgary Alberta

$729,999

EXCEPTIONAL RENOVATIONS. ORIGINAL OWNERS. AN ADDRESS WITH A LAKE LIFESTYLE. Welcome to Arbour Ridge Close in NW Calgary's only lake community. Impeccably maintained by its original owners, this 2-storey home offers nearly 2,000 sq. ft. above grade, 4 upper-level bedrooms, 2.5 bathrooms and a developed basement. Presenting in near-new condition, ongoing improvements and custom details reflect years of attentive ownership and ongoing investments.A striking central staircase with wood-slat railing makes an immediate impression. Soaring open-to-above ceilings and sightlines to the upper level bring light and scale to the entry, while separate formal living and dining rooms offer inviting spaces to entertain. The renovated kitchen features off-white cabinetry, granite countertops, stainless steel appliances, a walk-in pantry and a generous island finished in custom stonework. Matching masonry surrounds the gas fireplace and oversized mantel in the adjoining family room, creating a cohesive, custom feel. A spacious, sunlit breakfast nook opens onto the deck and beautifully landscaped south-facing backyard, connecting everyday living with the outdoors. A discreetly positioned powder room and combined laundry/mudroom with access to the double attached garage complete the main floor.Upstairs, 4 well-sized bedrooms include a spacious south-facing primary suite with walk-in closet and ensuite featuring a soaker tub, separate shower and private water closet. The open-to-below hallway enhances the home's bright, airy design. The developed lower level offers nearly 400 sq. ft. of recreation and media space, ample storage, a bathroom rough-in and a large cold room ideal for pantry staples, preserves or a wine collection. And, the investments go well beyond the aesthetics! Triple-pane windows, increased attic insulation and a newer furnace are meaningful upgrades designed to impro...

Recreational, Games room 29.67 Ft x 17.00 Ft
Living room 13.17 Ft x 13.75 Ft
Foyer 7.00 Ft x 9.83 Ft
Laundry room 7.75 Ft x 7.33 Ft
2pc Bathroom 7.67 Ft x 5.50 Ft
Dining room 14.67 Ft x 7.92 Ft
Breakfast 9.00 Ft x 5.08 Ft
Primary Bedroom 12.58 Ft x 13.67 Ft
4pc Bathroom 9.67 Ft x 13.08 Ft
Bedroom 11.17 Ft x 9.92 Ft
4pc Bathroom 7.83 Ft x 4.92 Ft
Bedroom 10.50 Ft x 11.92 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX Realty Professionals

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Kitchen 18.17 Ft x 14.08 Ft

Family room 14.92 Ft x 14.00 Ft

Bedroom 10.25 Ft x 13.83 Ft