

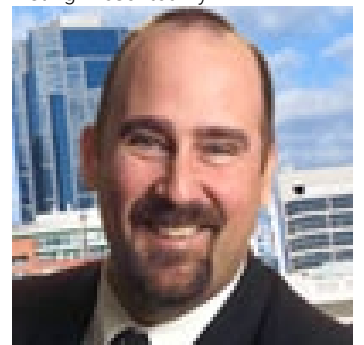


137 Arbour Ridge Heights Calgary Alberta

\$698,000

Move-in ready bi-level on a quiet SW CONER LOT in sought-after Arbour Lake, offering OVER 2,400 sq ft of total developed space, partial mountain views, and sun-filled interiors all day long. Enjoy year-round lake privileges through the Arbour Lake Residents Association, with a private residents-only lake lifestyle including swimming, boating, fishing, and winter skating, plus community programs and events. The bright main level showcases vaulted ceilings, a NEW modern living-room light fixture, and three generous bedrooms. Bathrooms are in excellent condition, featuring a relaxing jacuzzi tub and a separate shower. The heart of the home is the spacious white eat-in kitchen, complete with abundant cabinetry, TWO pantries, and plenty of room for family meals. Downstairs, the fully finished lower level offers outstanding flexibility with TWO additional bedrooms, a large family/living room that can easily convert to a third lower-level bedroom, PLUS an office/den and laundry. Located on a street with local traffic only--steps to the ravine, pathways, and outdoor green space. Updates include NEW upper-level carpet (2026) and fresh paint (2026) on both levels. Radon mitigation system installed proactively for added peace of mind. See the staging photos for a comfortable, family-friendly layout and easy flow. Easy to show--book your private viewing today. (id:6769)

Listing Presented By:



Originally Listed by:
eXp Realty

RE/MAX Realty Professionals

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- 3pc Bathroom 6.67 Ft x 8.75 Ft
- Bedroom 10.33 Ft x 7.50 Ft
- Bedroom 9.83 Ft x 15.33 Ft
- Laundry room 6.58 Ft x 9.58 Ft
- Office 18.17 Ft x 7.50 Ft
- Recreational, Games room 11.42 Ft x 33.00 Ft
- Storage 8.08 Ft x 9.83 Ft
- 4pc Bathroom 7.42 Ft x 4.92 Ft

- 4pc Bathroom 5.50 Ft x 11.33 Ft
- Bedroom 8.25 Ft x 11.92 Ft
- Bedroom 10.42 Ft x 11.92 Ft
- Primary Bedroom 11.75 Ft x 17.17 Ft
- Dining room 12.00 Ft x 10.67 Ft
- Kitchen 14.50 Ft x 18.17 Ft
- Living room 16.50 Ft x 13.50 Ft