

21 Arbour Ridge Park Calgary Alberta

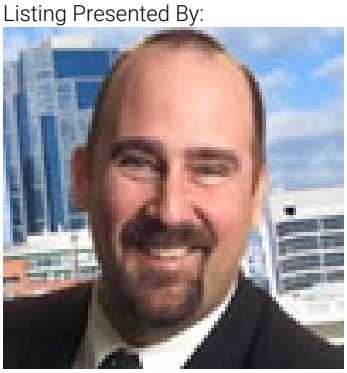
$699,000

The PERFECT new home for any FAMILY THAT INCLUDES ANY MEMBER with MOBILITY ISSUES. Modifications to this home include a series of three staircases all professionally equipped with quality 'STAIR CHAIRS' on every staircase from the main floor to the TOP FLOOR. The home could not be more ideally located being adjacent to pathways and also no immediate neighbouring houses on either the north or east side. Enjoy a family barbecue on the modern spacious back deck which overlooks a children's play area just outside the fenced back yard and includes a gas barbecue hookup. The kitchen with large island, corner pantry, quartz countertops and an abundance of cupboards, and counter space, also includes an eating area and corner office. The separate formal dining room comfortably accommodates a table for six along with room for a buffet. The VAULTED CEILING of the second floor bonus room delivers an abundance of natural light year round. The corner gas burning mantle fireplace will keep you cozy on those chilly winter nights. Three bedrooms up along with a four piece washroom complete with the washer/dryer pair. The massive primary easily fits a King size bed with room to spare. The spacious four piece ensuite has a corner shower, large soaker tub along with access to your walk in closet. Other features you will appreciate include central air, Vacuflo, and located on a quiet non flow though street. Note there are no wheelchair ramps on either entrance but could be easily installed. The basement is undeveloped but has the necessary plumbing to install a basement washroom. This serene and quiet location is a huge plus. Direct neighbours only on one side. Directly behind the home are walking and bile paths along with a very popular children's playground. If living in a Lake community is a huge Bonus. ARBOUR LAKE is coveted and highly regarded community with mat...

Primary Bedroom 14.33 Ft x 14.33 Ft
Bedroom 11.42 Ft x 11.00 Ft
Bedroom 11.42 Ft x 9.42 Ft
Living room 16.58 Ft x 12.67 Ft
4pc Bathroom 11.50 Ft x 11.33 Ft
4pc Bathroom 9.50 Ft x 4.75 Ft

Kitchen 11.50 Ft x 12.75 Ft
Breakfast 14.75 Ft x 9.42 Ft
Dining room 10.67 Ft x 11.42 Ft
Office 10.25 Ft x 5.50 Ft
2pc Bathroom 7.00 Ft x 4.50 Ft

Listing Presented By:



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