



## 230 Arbour Ridge Park Calgary Alberta

\$799,900

OPEN HOUSE SATURDAY 3PM-5:30PM, SUNDAY 10AM-12:30PM LEGAL SECONDARY SUITE | WALKOUT BASEMENT | AIRBNB LICENSED | CENTRAL A/C | RECENTLY UPDATED This is the buy & hold UNICORN... Welcome to your dream home in the sought-after lake community of Arbour Lake, (This house was owner occupied before and kept well recently rented for a short term) one of Calgary's top neighbourhoods and an awarded Community of the Year! This sought-after walkout showcases over 2700 square feet of perfection! providing the perfect blend of luxury and comfort. This floorplan has a perfect balance of formal and informal spaces that seamlessly transition. Walk through to the chef's kitchen, which is timeless in design, and for this community, one of the largest kitchens relative to the size of home! The kitchen hosts expansive granite countertops, gas stove, lots of counter & cabinet space and an island perfect for cooking.. there is a walk-thru pantry to bring groceries directly to the kitchen. The kitchen opens onto a dining nook that overlooks your picturesque backyard. From here, access your terrace and enjoy your morning coffee while soaking in the sunrise. Luxurious hardwood in family room and the formal dining room. Ascend upstairs and into your primary retreat, a true haven with a walk-in closet and a four-piece ensuite spa. Your spa features a soaker tub and a stand up shower. The upper has two more generous bedrooms and a four-piece bath and an impressive massive bonus room accented by a vaulted ceiling and gas fireplace. Downstairs, your lower level is a WALKOUT and it is so BRIGHT that feels nothing like a basement at all! The LEGAL WALKOUT BASEMENT SUITE features one spacious bedroom, one full bathroom, full kitchen and laundry room. The huge family room has a gas fireplace as an Independent heating via thermostat for personalized comfort! and there are baseboard heaters as well! This...

Primary Bedroom 13.33 Ft x 12.42 Ft

4pc Bathroom 11.33 Ft x 8.25 Ft

Bedroom 11.50 Ft x 11.00 Ft

Bedroom 10.83 Ft x 10.42 Ft

Bonus Room 16.92 Ft x 15.00 Ft

3pc Bathroom 9.08 Ft x 6.83 Ft

Kitchen 14.25 Ft x 9.17 Ft

Laundry room 6.50 Ft x 4.08 Ft

Other 16.83 Ft x 14.08 Ft

Dining room 14.08 Ft x 9.50 Ft

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Listing Presented By:



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Homecare Realty Ltd.

**RE/MAX Realty Professionals**

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**4pc Bathroom** 9.92 Ft x 4.92 Ft  
**Other** 8.25 Ft x 3.92 Ft  
**Bedroom** 11.50 Ft x 11.08 Ft  
**Family room** 16.00 Ft x 14.33 Ft

**Family room** 14.92 Ft x 15.58 Ft  
**Laundry room** 10.17 Ft x 6.67 Ft  
**2pc Bathroom** 4.83 Ft x 4.42 Ft