

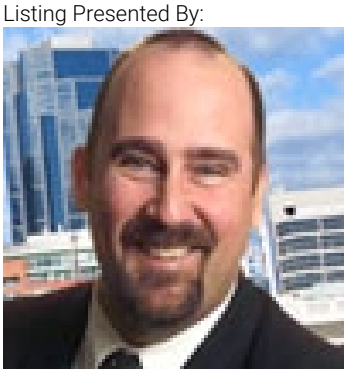
25 Arbour Ridge Park Calgary Alberta

$675,000

Welcome to 25 Arbour Ridge Park NW, a beautifully maintained former showhome backing directly onto a park and playground in the highly sought-after lake community of Arbour Lake. With impressive architectural details, thoughtful upgrades and tremendous pride of ownership throughout, this home offers a unique combination of character, space and an exceptional location.From the moment you step inside, the former showhome details stand out, including elegant pillars, curved archways, a unique curved staircase and a dramatic open-to-below living room with soaring 17-foot ceilings. A large palladium window fills the main living area with natural light, while the gas fireplace creates a warm and inviting focal point.The main floor features an open-concept kitchen and dining area with granite countertops, ample cabinetry and a convenient pantry. Hardwood flooring adds warmth throughout key areas of the home, while the extra-wide sliding doors off the kitchen provide easy access to the backyard and custom two-tiered cedar deck. The beautifully landscaped yard features mature trees, all while backing directly onto green space and a playground.Also on the main level is a convenient powder room, laundry room and a functional mudroom with closet space leading to the oversized double attached garage, which is insulated and drywalled.Upstairs, the open hallway overlooks the living room below, adding to the bright and spacious feel of the home. Three bedrooms are located on the upper level, including a generous primary retreat with hardwood flooring, a walk-in closet and private ensuite featuring a standing shower. A full bathroom serves the additional bedrooms, with ceramic tile featured in the bathrooms and carpeted stairs adding comfort between levels.Arbour Lake offers one of Northwest Calgary's most desirable lifestyles as the area's only lake community. Residents can enjoy ...

3pc Bathroom 7.83 Ft x 4.92 Ft
4pc Bathroom 10.25 Ft x 6.50 Ft
Bedroom 10.25 Ft x 10.33 Ft
Bedroom 10.75 Ft x 11.42 Ft
Primary Bedroom 14.33 Ft x 11.42 Ft
Furnace 26.92 Ft x 37.92 Ft
Dining room 9.33 Ft x 15.75 Ft
Family room 14.58 Ft x 15.92 Ft
Foyer 5.08 Ft x 7.17 Ft
Kitchen 10.25 Ft x 14.00 Ft
Laundry room 8.33 Ft x 6.83 Ft
Living room 12.00 Ft x 12.83 Ft

Listing Presented By:



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2pc Bathroom 5.50 Ft x 4.42 Ft

Other 10.58 Ft x 10.75 Ft