# \$700,000 - 48 Arbour Ridge Mews Nw, Calgary

MLS® #A2215419

## \$700,000

4 Bedroom, 3.00 Bathroom, 1,394 sqft Residential on 0.13 Acres

Arbour Lake, Calgary, Alberta

Don't miss out on this one-of-a-kind opportunity to own a WALK-OUT BUNGALOW in a lake community! This bright and spacious home has been lovingly maintained and offers OVER 2700 SQUARE FEET of developed living space.

On entering this home you'II notice it's filled with natural light. The spacious living room features hardwood maple flooring, a three-sided fireplace and a formal dining area. The eat in kitchen boasts a corner sink with views to the yard, large pantry, moveable island and a terrific balcony with lots of sun. The main floor features a spacious master suite with a walk-in closet and 4-pc ensuite. The second room could be a study/office or a bedroom/nursery and features built-in shelving and a work desk.

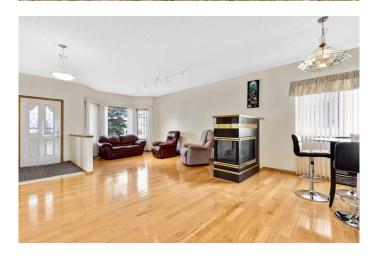
The 4-pc main bath is filled with natural sunlight thanks to a beautiful skylight. You'II continue to be impressed by the fully developed lower level which features a huge games/recreation room and a WALK-OUT INTO A LARGE LEVEL YARD c/w garden shed. There is a 3rd and 4th bedroom in the lower level, both generously proportioned. The bedroom/bathroom space is nicely divided from the games room to offer privacy.

The large mechanical room offers lots of storage space in addition to the under-the-stairs storage area.

Arbour Lake is one of Calgary's most sought-after lake communities and offers all







season recreation opportunities. The access in and out of this neighborhood is unbeatable and all amenities and services are available only minutes away.

## Built in 1994

## **Essential Information**

MLS®# A2215419 Price \$700,000

Bedrooms 4 Bathrooms 3.00

**Full Baths** 3

Square Footage 1,394 Acres 0.13 Year Built 1994

Residential Type Sub-Type Detached Style Bungalow

Status Active

# **Community Information**

Address 48 Arbour Ridge Mews Nw

Subdivision **Arbour Lake** 

City Calgary County Calgary Province Alberta Postal Code T3G 3Z3

# **Amenities**

**Amenities Beach Access** 

Parking Spaces 4

**Parking Double Garage Attached** 

# of Garages 2

## Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan

Dishwasher, Dryer, Electric Stove, Garage Control(s), **Appliances** Microwave,

Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Dining Room, Gas, Living Room, Three-Sided

Has Basement Yes

Basement Finished, Full, Walk-Out

## **Exterior**

Exterior Features Other

Lot Description Landscaped, Lawn

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 4th, 2025

Days on Market 45

Zoning R-CG

HOA Fees 289

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Hope Street Real Estate Corp.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.