# \$699,800 - 129 Arbour Ridge Heights Nw, Calgary

MLS® #A2199740

## \$699,800

4 Bedroom, 4.00 Bathroom, 1,834 sqft Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

Stunning 4-Bedroom Home in Highly Sought-After Arbour Lake

Welcome to this beautifully maintained 4-bedroom, 2 full bathroom and 2 half Bathroom home in the desirable community of Arbour Lake! Boasting over 2,300 sq. ft. of total living space, this home offers a functional layout with thoughtful upgrades throughout.

Upon entering, you'll be greeted by a bright and spacious living and formal dinning area, accented by a soaring vaulted ceiling that enhances the sense of space and elegance. The main level features well-maintained hardwood flooring and a stylish kitchen with granite countertops and stainless steel appliances. Step outside to the large fenced backyard, complete with 2-level large deckâ€"perfect for summer gatherings.

The upper level offers three generously sized bedrooms, including a spacious primary suite with a 3-piece ensuite and walk-in closet. A 4-piece main bathroom completes this level.

The lower level is designed for comfort, featuring a large family room with built-in shelving and a big window, a fourth bedroom, and a 2-piece bath with laundry.

The fully finished basement extends your living space with a large recreation roomâ€"currently used as a gym, an additional office/den, ample







storage areas, and another 2-piece bath. This home also has central AC for that warm summer days.

Nestled in Calgary's only NW lake community, this home offers exclusive lake access, schools, shopping, parks, and easy transit options. Don't miss your chance to live in one of Calgary's most desirable neighborhoods—book your showing today!

Built in 1993

#### **Essential Information**

MLS® # A2199740 Price \$699,800

Bedrooms 4

Bathrooms 4.00

Full Baths 2 Half Baths 2

Square Footage 1,834 Acres 0.10 Year Built 1993

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

## **Community Information**

Address 129 Arbour Ridge Heights Nw

Subdivision Arbour Lake

City Calgary
County Calgary
Province Alberta
Postal Code T3G 3Z1

## **Amenities**

Amenities Beach Access

Parking Spaces 4

Parking Double Garage Attached, Off Street

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Granite Counters, Kitchen Island, Vaulted Ceiling(s),

Vinyl Windows, Track Lighting

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood

Fan, Refrigerator, Washer/Dryer

Heating Fireplace(s), Forced Air, Natural Gas, High Efficiency

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Private Yard, Storage, Lighting

Lot Description Front Yard, City Lot, Cleared, Reverse Pie Shaped Lot

Roof Asphalt

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 6th, 2025

Days on Market 33

Zoning R-CG HOA Fees 288 HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

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.