

**21 Arbour Ridge Circle NW  
Calgary, Alberta**

**MLS # A2173614**



**\$949,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,372 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Dry Bar, French Door, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Skylight(s), Wet Bar		

**Inclusions:** NONE

**\*\*OPEN HOUSE: 1-4 PM, SAT & SUN, OCTOBER 19 & 20, 2024\*\*** WOW, LOCATION, LOCATION, LOCATION! Nestled in the heart of Northwest Calgary's only lake community, directly across from a charming playground, this beautifully updated two-storey walkout home is a true gem. Located on a quiet crescent, 2372 sqft and boasts 4 spacious bedrooms, a main-floor office, and a sunny south-facing backyard. Step inside to discover refinished hardwood floors all through 2 levels, a stylish oak kitchen with granite countertops, and 2 cozy fireplaces. The walkout basement offers a fantastic rec room with a wet bar. perfect for entertaining. This home's traditional yet bright and airy design features formal living and dining rooms, a sun-drenched family room with soaring two-storey ceilings and a fireplace complemented by built-ins, and a breakfast nook with access to the balcony. The kitchen is a chef's dream, complete with a center island, walk-in pantry, and stainless steel appliances, including a gas stove with convection/warming ovens and a Miele dishwasher. Upstairs, you'll find 3 generous bedrooms with hardwood floors, including the luxurious owners' retreat with a sitting area, walk-in closet, and ensuite with a jetted tub, separate shower, and double vanities. The walkout level adds a 4th bedroom, a bathroom, a cold room, and a games/rec room with another fireplace and wet bar. Additional features include a large home office with French doors, a laundry room with LG steam washer & dryer, built-in ceiling speakers, and 2 hot water tanks. Recent updates include 2 new furnaces in (2022 & 2024), a water softener (2021) window glasses in the living room, new carpet on the staircase, a newer dishwasher, and fridge(2024), fresh paint, and upgraded \*\*granite counters, backsplash, and flooring in

the living room and kitchen. The roof was replaced in 2013. This is the perfect family home, ideally situated just minutes from bus stops, parks, schools, the lake, and the Crowfoot Centre. Don't miss this opportunity to live in this prime location!