



THE
A-TEAM

**RE/MAX
FIRST**

21 ARBOUR RIDGE Circle, Calgary T3G 3S9

MLS®#: **A2173614**

Area: **Arbour Lake**

Listing Date: **10/17/24**

List Price: **\$949,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1997**

Lot Information

Lot Sz Ar: **5,791 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,372**
Low Sqft:
Ttl Sqft: **2,372**

DOM

1
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Built-in Features,Dry Bar,French Door,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Skylight(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`4" x 10`11"
Family Room	Main	15`5" x 14`5"
Entrance	Main	6`4" x 8`8"
Office	Main	11`2" x 9`0"
Bedroom - Primary	Upper	16`11" x 15`2"
Bedroom	Upper	11`0" x 11`0"
Nook	Basement	10`5" x 6`0"

Room	Level	Dimensions
Dining Room	Main	12`0" x 11`1"
Kitchen	Main	12`3" x 12`11"
Breakfast Nook	Main	10`11" x 8`7"
Laundry	Main	8`8" x 8`8"
Bedroom	Upper	14`6" x 10`4"
Game Room	Basement	22`7" x 23`9"
Bedroom	Basement	11`5" x 9`5"

Storage
4pc Bathroom
2pc Bathroom

Basement
Upper
Main

10`5" x 6`1"
0`0" x 0`0"
0`0" x 0`0"

5pc Ensuite bath
3pc Bathroom

Upper
Basement

0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9111899

Remarks

Pub Rmks: ****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!**

Inclusions:
Property Listed By:

NONE
Homecare Realty Ltd.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











