

# \$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'll 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'll 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
Type	Residential
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
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Dining 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	54
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.