

# \$654,900 - 28 Arbour Ridge Place Nw, Calgary

MLS® #A2212961

**\$654,900**

4 Bedroom, 4.00 Bathroom, 1,613 sqft  
Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

Charming 4-Bedroom Home in Arbour Lake ,  
Quiet Cul-de-Sac ,Lake Access! Fresh painted  
through the whole house, 2020 Hot water tank  
and 2025 Pilot for furnace.

Welcome to this superb 4-bedroom,  
3.5-bathroom family home nestled in the highly  
sought-after Arbour Lake community. Located  
on a quiet cul-de-sac in a friendly and  
respectful neighborhood, this home offers the  
perfect blend of comfort, functionality, and  
convenience.

The main level features a bright and open  
layout with beautiful flooring that flows  
seamlessly throughout the home. The fully  
equipped kitchen is a true highlight, offering  
ample space for cooking and entertaining.  
Enjoy your morning coffee in the sunlit bay  
window breakfast nook, which overlooks the  
spacious back deck and low-maintenance  
landscaped yard—perfect for relaxing or  
hosting gatherings.

Upstairs, you'll find three generously sized  
bedrooms, including a large master retreat  
complete with a luxurious ensuite bath and  
soaker tub. The fully finished basement offers  
a versatile space that can be used as a games  
room, home theatre, or rec room, and includes  
a fourth bedroom—ideal for guests or a  
private office.

This property sits on a flat lot and is perfectly  
positioned just 5 minutes by car or 30 minutes  
on foot to Arbour Lake, where you'll enjoy



year-round lake privileges. Commuting is a breeze with easy access to the LRT, and you're within minutes of Crowfoot Centre, with shopping, dining, and a movie theatre at your fingertips. Local favorite Chianti's Restaurant is also nearby.

Whether you're looking for comfort, location, or lifestyle, this Arbour Lake gem has it all. Don't miss your chance—book your showing today and discover all this home has to offer!

Built in 1993

### **Essential Information**

MLS® #	A2212961
Price	\$654,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,613
Acres	0.10
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	28 Arbour Ridge Place Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3Z1

### **Amenities**

Amenities	Beach Access, Boating, Clubhouse, Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	262
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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