

# **\$749,900 - 240 Arbour Ridge Way Nw, Calgary**

MLS® #A2235080

**\$749,900**

6 Bedroom, 4.00 Bathroom, 2,174 sqft

Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

Welcome to this spacious and well-maintained 2 storey detached home with over 3,000 sq.ft. of developed living space, located in the highly sought-after lake community of Arbour Lake.

The east-facing front is framed by mature trees and a charming covered front porch, creating a warm and welcoming impression. Inside, you're greeted by a soaring 2-storey ceiling in the front Living room, filled with natural light from large windows. The main level features gleaming hardwood flooring throughout and was freshly painted in 2025. A formal Dining room (or flexible office space) sits next to the bright Kitchen, which features a central island, ample cabinetry, a pantry, and a new fridge (2024). The adjacent Family room includes a gas fireplace, perfect for cozy evenings, and the breakfast nook offers additional dining space.

Going upstairs, the Primary bedroom retreat includes a walk-in closet and a 4-piece ensuite with jetted tub and separate shower. Three additional bright and well-sized bedrooms, along with a renovated main bath (2024), complete the upper floor.

The fully finished basement offers fantastic versatility, with two additional bedrooms, one connected to a 3-piece bathroom via a cheater door, and a spacious recreation and a bar area with cabinets.



Enjoy the fully fenced and landscaped backyard, complete with a deck, brick patio, apple trees, and a storage shedâ€”ideal for relaxing or entertaining outdoors.

Other notable updates include a hot water tank (2019), kitchen cabinet refresh (2023), basement renovation (2022), and complete repiping (2025) with no Poly-B plumbing.

Enjoy year-round lake access with activities like swimming, paddleboarding, fishing, and skating. Walkable to all levels of schools, YMCA, Library, daycare, and just minutes to Crowfoot LRT, Costco, T&T, and more. Quick access to Stoney Trail, John Laurie Blvd, and Country Hills Blvd.

A wonderful opportunity to own a spacious home in one of NW Calgaryâ€™s most desirable communitiesâ€”book your private showing today!

Built in 1993

**Essential Information**

MLS® #	A2235080
Price	\$749,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,174
Acres	0.11
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	240 Arbour Ridge Way Nw
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Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3V8

### **Amenities**

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Jetted Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	5
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

Jessica Chan Real Estate & Management Inc.

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