

# \$699,800 - 129 Arbour Ridge Heights Nw, Calgary

MLS® #A2199740

**\$699,800**

4 Bedroom, 4.00 Bathroom, 1,834 sqft  
Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

Stunning 4-Bedroom Home in Highly  
Sought-After Arbour Lake

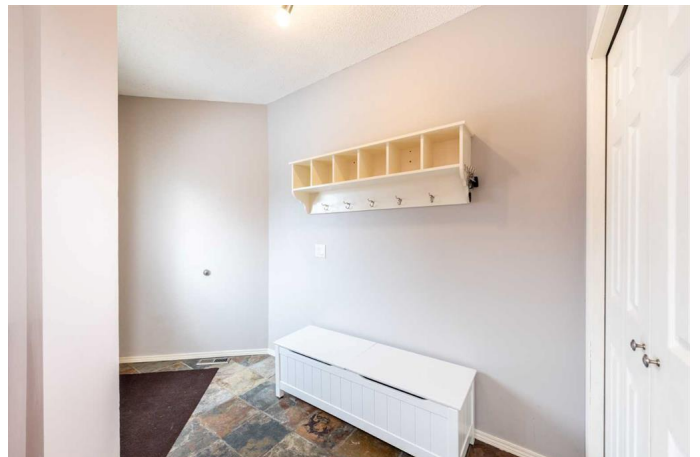
Welcome to this beautifully maintained 4-bedroom, 2 full bathroom and 2 half Bathroom home in the desirable community of Arbour Lake! Boasting over 2,300 sq. ft. of total living space, this home offers a functional layout with thoughtful upgrades throughout.

Upon entering, you'll be greeted by a bright and spacious living and formal dining area, accented by a soaring vaulted ceiling that enhances the sense of space and elegance. The main level features well-maintained hardwood flooring and a stylish kitchen with granite countertops and stainless steel appliances. Step outside to the large fenced backyard, complete with 2-level large deck—perfect for summer gatherings.

The upper level offers three generously sized bedrooms, including a spacious primary suite with a 3-piece ensuite and walk-in closet. A 4-piece main bathroom completes this level.

The lower level is designed for comfort, featuring a large family room with built-in shelving and a big window, a fourth bedroom, and a 2-piece bath with laundry.

The fully finished basement extends your living space with a large recreation room—currently used as a gym, an additional office/den, ample



storage areas, and another 2-piece bath. This home also has central AC for that warm summer days.

Nestled in Calgary's only NW lake community, this home offers exclusive lake access, schools, shopping, parks, and easy transit options. Don't miss your chance to live in one of Calgary's most desirable neighborhoods—book your showing today!

Built in 1993

### Essential Information

MLS® #	A2199740
Price	\$699,800
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,834
Acres	0.10
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	129 Arbour Ridge Heights Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3Z1

### Amenities

Amenities	Beach Access
Parking Spaces	4

Parking Double Garage Attached, Off Street  
# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Granite Counters, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows, Track Lighting  
Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer  
Heating Fireplace(s), Forced Air, Natural Gas, High Efficiency  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard, Storage, Lighting  
Lot Description Front Yard, City Lot, Cleared, Reverse Pie Shaped Lot  
Roof Asphalt  
Construction Brick, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 6th, 2025  
Days on Market 28  
Zoning R-CG  
HOA Fees 288  
HOA Fees Freq. ANN

### Listing Details

Listing Office CIR Realty

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