



240 Arbour Ridge Way NW, Calgary, Alberta - \$749,900



Main Photo

Property Description

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 shed—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 Calgary’s most desirable communities—book your private showing today!

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