

# \$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 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!

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 |
|---------|-------------------------|

|             |             |
|-------------|-------------|
| 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, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)                                  |
| 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 | 70              |
| Zoning         | R-CG            |
| HOA Fees       | 289             |
| HOA Fees Freq. | ANN             |

### Listing Details

Listing Office                      Jessica Chan Real Estate & Management Inc.

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