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Calgary/Arbour Lake

12 ARBOUR RIDGE WY NW

\$399,900

Detached

- Style:** 2 Storey
- Bedrooms:** Above: 3 / Ttl: 3
- Bathrooms:** Full: 2 / Half: 1
- Rooms Above:** 7
- Floor Area:** 177 SqM / 1,909 SF
- Year Built:** 1992
- Taxes:** \$2,299 / 2010
- Possession:** 15 Days 06/30/2011 negotiable



Enjoy this summer beside the lake & take advantage of the other community based benefits offered in Arbour Lake. This is a fantastic opportunity to get into this well established & desirable Lake Community at a very reasonable price. Recently renovated 3 bedroom 2.5 bathroom home with cathedral ceilings, skylight, main floor laundry and a beautiful yard featuring a large deck off the kitchen. This home includes a very spacious kitchen with lots of cabinets and counter space, a pantry and moveable island. The house is bright, spacious & cozy featuring a natural gas fireplace in the sunken great room. Renovations include new flooring, paint, window, etc. A great family home with a double attached garage, unspoiled basement and lot of room for a growing family. It is located close to schools, parks, Crowfoot LRT/Shopping Centre, Public Library & YMCA. Come and see this well priced property. You will not be disappointed.

- Goods Included:** Dishwasher-Built-In, Dryer, Garage Opener, Garage Opener-2 Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings-All
- Features:** Deck, Skylight, Windows - Wood
- Parking:** Enclosed: 2 Total: 4 Double Garage Attached
- Amenities:** Fireplaces, See Remarks

