

# \$749,900 - 143 Arbour Ridge Way Nw, Calgary

MLS® #A2177202

**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,869 sqft  
Residential on 0.13 Acres

Arbour Lake, Calgary, Alberta

This special split-level home in Arbour Lake is warm and welcoming from the moment you walk in, offering a rare combination of high-end renovations, thoughtful design, and the lifestyle perks of one of NW Calgary's most sought-after lake communities, Arbour Lake. Positioned on a sunny corner lot, this substantially renovated home feels practically new, with vaulted ceilings, luxury vinyl plank flooring, Hunter Douglas blinds, and an open-concept main level that balances charm and functionality. A bright front sitting area leads into a spacious dining room that easily accommodates large gatherings, while the beautifully updated kitchen is a standout feature—complete with cream-toned custom cabinetry, granite countertops, marble backsplash, a built-in hutch, cozy breakfast nook, and upgraded stainless steel appliances. Upstairs, you'll find three inviting bedrooms, including the primary with a walk-in closet featuring custom California Closet built-ins (featured in all 3 bedrooms) and a private ensuite with heated floors. One of the secondary bedrooms offers a unique raised sitting area—perfect for reading or relaxing. Just a few steps down from the main level, a generous rec room with natural gas fireplace creates a cozy hub for family movie nights or entertaining, and the beautiful bar area provides the perfect place to unwind. This level is finished with an updated powder room and a dedicated office with built-in desk. The walkout level is fully developed and offers



even more flexibility for living or recreation space, and the split level layout allows for abundant storage. Outdoor living is just as exceptional, with a large tiered deck ideal for summer BBQs, a large garden for those who want to give their green thumb a try, and a large side yard hideaway for tons of outdoor storage. Notable updates done to the home in the last few years include a HEPA whole home air cleaner (2024) On Demand Hot Water (2023) Fence (2023) Electrical Panel (2021) Furnace (2018) Garage Furnace (2017). As a resident of Arbour Lake, youâ€™ll enjoy exclusive year-round lake access for swimming, skating, paddleboarding, and community events. With top-rated schools, parks, walking paths, and nearby amenities all within easy reach, this move-in ready home is truly the total package.

Built in 1994

**Essential Information**

MLS® #	A2177202
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,869
Acres	0.13
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	143 Arbour Ridge Way Nw
Subdivision	Arbour Lake

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4B2

### **Amenities**

Amenities	Beach Access, Clubhouse, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Bar, Built-in Features, Granite Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Bar Fridge, Microwave, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Raised Hearth, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 13th, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

Greater Property Group

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