224 Arbour Ridge Way NW

Calgary | Active | MLS® A2336556

$738,800









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**1996**	**2,029 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

STUNNING FORMER SHOWHOME in a sought-after lake community! Welcoming curb appeal starts with a charming front porch, the perfect spot for morning coffee. The thoughtfully designed main floor features a spacious living room, formal dining room, family room with a gorgeous gas fireplace, dedicated home office, and convenient main floor laundry, along with a beautiful kitchen boasting stainless steel appliances. Upstairs, you'll find 4 generous bedrooms plus a versatile bonus room, perfect for growing families or those needing extra flex space. The fully finished lower level adds even more room to spread out, with a large family room and 2 additional bedrooms - ideal for guests, teens, or extended family. Step outside to your own private yard: a gorgeous treed, west-facing backyard featuring a two-level deck and firepit, perfect for soaking up sunny afternoons and evenings under the stars. With numerous upgrades made over the years, this showhome-quality property is truly move-in ready. Enjoy an unbeatable location close to schools, shopping, and the lake, plus all the amenities this beautiful community has to offer - don't miss this rare opportunity!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336556
Bedrooms	5
Bathrooms	4
Year Built	1996
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,029 sq. ft.

Main Level Finished Area:	1,018 sq. ft.
Upper Level Finished Area:	1,011 sq. ft.
Below Grade Finished Area:	943 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,768 sq. ft.
Lot Frontage:	44'1½"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	10
Year built:	1996 (Age: 30)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:2, Half:2)
Num Ensuite Baths:	1
Plan:	9212483
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Hardwood, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$317.63
City Quadrant:	Northwest
Community:	Arbour Lake
Amenities:	Beach Access, Boating, Clubhouse, Party Room, Picnic Area, Playground
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 19'6" × 12'1" ·
Main Floor	Dining Room · 12'11" × 7'8" ·
Main Floor	Kitchen · 13' × 9'5" ·
Main Floor	Den · 9'8" × 9'3" ·
Main Floor	Family Room · 16' × 11'9" ·
Main Floor	Laundry · 5'3" × 3' ·
2nd Floor	Bonus Room · 12'2" × 8'9" ·
2nd Floor	Bedroom - Primary · 14'11" × 13' ·

2nd Floor	Bedroom · 10'9" × 9'4" ·
2nd Floor	Bedroom · 12' × 9'4" ·
2nd Floor	Bedroom · 10' × 9'3" ·
Lower Level	Bedroom · 15'1" × 10'10" ·
Lower Level	Family Room · 17'2" × 11'4" ·
Lower Level	Exercise Room · 9'9" × 8'8" ·
Lower Level	Furnace/Utility Room · 14'11" × 12'4" ·
Lower Level	Storage · 7'1" × 3'5" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s)
Exterior Features:	Fire Pit
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Landscaped, Rectangular Lot, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Aug 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/224-arbour-ridge-way-nw-calgary-a2336556/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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