# 228 Arbour Ridge Way NW

Calgary | Active | MLS® A2339853

**$649,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **5** | **3** | **1995** | **1,814.5 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

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# A closer look

Welcome to this spacious 2 storey home offering 5 bedrooms, 2.5 bathrooms, a partially finished basement and a double attached garage, ideally located in the highly sought-after lake community of Arbour Lake. The main level features an open concept layout with soaring vaulted ceilings, beautiful hardwood flooring and large windows that flood the home with natural light. The well appointed kitchen offers upgraded stainless steel appliances, oak cabinetry, a corner pantry and a generous breakfast nook with direct access to the brand new rear deck and lower 20' x 15' concrete patio. Just off the kitchen is a large sunken family room with a cozy gas fireplace, while the front of the home features a spacious formal living and dining room. A convenient 2 piece bathroom, laundry area and direct access to the double attached garage complete the main level. Upstairs, the expansive primary bedroom features a walk-in closet and a 4 piece ensuite with a separate shower and jetted soaker tub. Two additional bedrooms and a second 4 piece bathroom complete the upper level. The partially finished basement provides excellent additional living space with two more bedrooms, a large recreation room and plenty of storage. Enjoy all that Arbour Lake has to offer, including lake access, schools, parks, public transit, shopping, restaurants and convenient access to major roadways. This well appointed family home offers plenty of space and an excellent location-don’t miss it!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2339853 |
| **Bedrooms** | 5 |
| **Bathrooms** | 3 |
| **Year Built** | 1995 |
| **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:** | 1,814.5 sq. ft. |

| | |
|---|---|
| **Main Level Finished Area:** | 1,053.1 sq. ft. |
| **Upper Level Finished Area:** | 761.4 sq. ft. |
| **HOA Fee Frequency:** | Annually |
| **Acreage:** | No |
| **Lot Area:** | 4,574 sq. ft. |
| **Lot Frontage:** | 42'5" |
| **Front Exposure:** | East |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 1995 (Age: 31) |
| **Bedrooms:** | 5 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 2 |
| **Bathrooms:** | 3.0 (Full:2, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 9212483 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Partially Finished, Other |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Vinyl Siding, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Ceramic Tile, Hardwood |

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|---|---|
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas, Mantle, Tile |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | Laundry Room, 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), Range Hood, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | None |
| **Restrictions:** | Restrictive Covenant, Utility Right Of Way |
| **Main Floor** | Kitchen · 13'1" × 8'8" · |
| **Main Floor** | Dining Room · 12'6" × 8'3" · |
| **Main Floor** | Living Room · 13'2" × 10'11" · |
| **Main Floor** | Family Room · 18'1" × 13'6" · |
| **Main Floor** | Breakfast Nook · 9'5" × 6'5" · |
| **Main Floor** | Entrance · 9'7" × 5'6" · |
| **Main Floor** | Laundry · 9'10" × 7'8" · |
| **Main Floor** | Pantry · 3'8" × 3'8" · |
| **2nd Floor** | Bedroom - Primary · 15'9" × 11'7" · |

| | |
|---|---|
| **2nd Floor** | Bedroom · 12'2" × 9'2" · |
| **2nd Floor** | Bedroom · 11'2" × 9'6" · |
| **2nd Floor** | Walk-In Closet · 6' × 4'8" · |
| **Basement** | Bedroom · 16' × 8'8" · |
| **Basement** | Bedroom · 15'8" × 13'11" · |
| **Basement** | Flex Space · 10'4" × 8'9" · |
| **Basement** | Game Room · 12'11" × 9'1" · |
| **Basement** | Storage · 13'6" × 10'7" · |
| **Basement** | Furnace/Utility Room · 9'11" × 6'4" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Clubhouse, Fishing, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths |
| **Interior Features:** | Built-in Features, Jetted Tub, Natural Woodwork, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s) |
| **Exterior Features:** | Fire Pit |
| **Patio And Porch Features:** | Deck, Patio |
| **Lot Features:** | Back Yard, Few Trees, Front Yard, Landscaped, No Back Lane, Rectangular Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NW |
| **Zoning:** | R-CG |
| **Listed Date:** | Aug 26, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/228-arbour-ridge-way-nw-calgary-a2339853/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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