

\$599,900 - 74 Arbour Stone Rise Nw, Calgary

MLS® #A2263678

\$599,900

4 Bedroom, 3.00 Bathroom, 1,233 sqft

Single Family on 0.11 Acres

Arbour Lake, Calgary, Alberta

Located in the family-friendly community of Arbour Lake – the only lake community in Northwest Calgary – this well-maintained modified bi-level is just a short walk to both Arbour Lake School and St. Ambrose School. Residents enjoy year-round lake access with swimming, skating, and community events all close to home. Inside, the bright front living room features large windows that fill the space with natural light, and the open dining area overlooks the living room, creating a comfortable layout for family life. The kitchen offers plenty of counter space and direct access to the back deck and yard. The main level includes three bedrooms, including a primary suite with a walk-in closet and full ensuite. There is no carpet throughout the home – hardwood flooring extends across most of the main floor, and the lower level features newer vinyl plank flooring. The finished basement adds a spacious family room, a fourth bedroom, a full bathroom, and ample storage. This property features central air conditioning for extra comfort on hot summer days and a newer furnace. Situated on a corner lot with no sidewalk to shovel and a front double attached garage. Arbour Lake offers convenient access to Crowfoot Shopping Centre, the Crowfoot C-Train Station, and major routes including Stoney Trail and Crowchild Trail, making it easy to get anywhere in the city. (id:6289)

Built in 1998



Essential Information

Listing #	A2263678
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Square Footage	1,233
Acres	0.11
Year Built	1998
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	74 Arbour Stone Rise Nw
Subdivision	Arbour Lake
City	Calgary
Province	Alberta
Postal Code	T3G4N3

Amenities

Amenities	Water Nearby
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX iRealty Innovations
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