

## 99 Arbour Crest Rise NW Calgary, Alberta

**MLS # A2223184**



**\$739,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,126 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Pie Sha		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar		

**Inclusions:** N/A

Welcome to this inviting 4+1 Bedroom, 3.5 Bath home with over 2,100 sq ft above grade, perfectly situated in the vibrant, family-friendly lake community of Arbour Lake. Enjoy year-round Lake Access for swimming, skating, and more—all while living on a peaceful pie-shaped lot that backs onto green space with no neighbours behind, offering peace and quiet. The entire home has been freshly painted, and a brand-new shingle roof will be installed, giving you peace of mind and a move-in-ready experience, complemented by a newer water heater tank (May 2020). Step inside to a southeast-facing Living Room, and discover the heart of the home with its open-concept layout connecting the Kitchen, Family Room, Dining Room, and Breakfast Nook. The spacious Family Room features a cozy gas fireplace, perfect for family gatherings. The Kitchen is equipped with granite countertops, a pantry, and BRAND NEW stainless steel appliances. The well-sized Breakfast Nook leads out to the landscaped backyard, ideal for morning coffee or casual dining. A Half Bath and Laundry in the Bathroom complete the main level. Heading to the upper level, the generously sized Primary Bedroom boasts a 5-piece Ensuite Bath with Jetted Tub, Double Vanity, and a Walk-In Closet. Three additional bedrooms share a Full Bath, offering ample space for a growing family. The fully finished basement provides even more living space with a large Recreation Room with Wet Bar, a 5th Bedroom, and a 4-piece Bath—perfect for guests, a home office, or extended family. Step outside to your fully fenced and landscaped backyard that backs onto a green space and walking path. Enjoy privacy, extra space, and the outdoors on the expansive house-width deck that spans the entire back of the home—perfect for barbecues, family gatherings, or simply relaxing in nature.

The generous pie-shaped lot offers plenty of room to play, while the absence of rear neighbours adds to the peaceful setting—ideal for both kids and pets. An insulated Double Attached Garage offers year-round convenience. Located within walking distance to parks, schools, lake amenities, shopping, and just minutes from Costco, Crowfoot Crossing, playgrounds, and the LRT, this home offers the perfect balance of nature, convenience, and community. Don't miss your opportunity to own in one of Calgary's most sought-after lake communities—Arbour Lake!