

74 Arbour Stone Rise NW Calgary, Alberta

MLS # A2263678



\$599,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,233 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Pantry, Storage		

Inclusions: TV Mounts Included (TV excluded)

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.