

\$699,900 - 187 Arbour Crest Rise Nw, Calgary

MLS® #A2215865

\$699,900

4 Bedroom, 3.00 Bathroom, 2,080 sqft

Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

Experience the joy of lake living in Arbour Lake â€™ Northwest Calgaryâ€™s only lake community with year-round access to a private lake! This spacious 2,000+ sq ft home features a bright southwest-facing front yard and offers 4 Bedrooms and 2.5 Bathrooms, ideal for growing families. Located just a 9-minute walk from Arbour Lake School.

Freshly painted throughout including the Ceilings!! Step inside to a bright Living Room, while the heart of the home offers an open-concept layout that connects the Kitchen, Family Room, Dining Room and Breakfast Nook. The spacious Family Room includes a gas fireplace, creating a warm and inviting gathering space. The functional Kitchen features a pantry and stainless steel appliances. A well-sized Breakfast Nook leads to the landscaped backyard. A convenient half Bath and main floor Laundry complete this level.

Heading to the upper level, the spacious Primary Bedroom includes a walk-in closet and a private four-piece Ensuite with a jetted tub. Three additional well-sized Bedrooms and a full Bathroom complete the upper level, offering plenty of space for family living.

The full Basement is unfinished and ready for future development with rough in future bathroom. Enjoy a fully fenced backyard with a good-sized deck and patio, plus a pathway



connecting the patio to the front porch and double attached garage.

Located minutes from Costco, Crowfoot Crossing shopping centre, playgrounds, schools and the LRT. Book a showing today! Price right to sell and just need new flooring to suit your taste.

Built in 1998

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2215865 |
| Price | \$699,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,080 |
| Acres | 0.11 |
| Year Built | 1998 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 187 Arbour Crest Rise Nw |
| Subdivision | Arbour Lake |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 4R9 |

Amenities

| | |
|----------------|-----------------------------------|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Gas |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | None |
| Lot Description | Landscaped, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 10 |
| Zoning | R-CG |
| HOA Fees | 263 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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