

# \$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
Zoning	R-CG
HOA Fees	263
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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