



GRASSROOTS
REALTY GROUP

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146 Arbour Lake Rise NW
Calgary, Alberta

MLS # A2217700



\$925,000

| | | | |
|------------------|--|---------------|------------------|
| Division: | Arbour Lake | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,047 sq.ft. | Age: | 2021 (4 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulate | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Rectangular Lot | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Cement Fiber Board, Other | Zoning: | R-G |
| Foundation: | Other | Utilities: | - |
| Features: | Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Stunning Home for Sale in the Prestigious Community of Arbour Lake! Welcome to this beautifully designed, move-in ready home featuring modern finishes and exceptional comfort. With 5 spacious bedrooms, 3.5 bathrooms, bonus room, a double attached garage, a fully finished basement with bedroom and a complete bathroom, plus a generous backyard, this home offers space and style for the whole family. Worried about those hot summer days? This home comes equipped with central air conditioning for your year-round comfort. Location is everything—and this home has it all. Just a 5-minute walk to the Crowfoot C-Train Station, 5 minutes from the Arbour lake, and only two stops from the University of Calgary. You’ll also enjoy quick access to Stoney Trail, shopping centers, schools, SAIT, and so much more. Don’t miss your chance to own this incredible home—it won’t be on the market for long!