



GRASSROOTS
REALTY GROUP

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79 Arbour Crest Rise NW
Calgary, Alberta

MLS # A2219719



\$649,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,424 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Landscaped, Lawn, Priv		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Wet Bar		

Inclusions: N/A

****Back on market due to Buyer Financing**** Welcome to 79 Arbour Crest Rise NW. Backing onto a park and bike path, this home has the location box checked—and everything else that comes with it. With nearly 2,000 sq ft of total living space, this three-level home in Arbour Lake gives you room to breathe. Upstairs you’ll find three bedrooms, including a roomy primary with a full ensuite. On the main floor, the open layout flows from a bright living room with gas fireplace into a functional kitchen and dining area that opens to the backyard. No neighbours behind you—just green space and sunshine. The finished basement gives you even more space to work with: a big recreation room, bar area, and full bathroom. You’ve also got an attached double garage, main-floor laundry, central vacuum, and a security system (Vivint by Telus). The home’s tucked into a quiet street but just minutes from schools, the Crowfoot LRT, shopping, and of course, lake access—a huge perk of living in Calgary’s only NW lake community. Solid house. Great location. Even better value. For more information, pictures and floor plans, click the links below.