



GRASSROOTS
REALTY GROUP

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99 Arbour Crest Rise NW
Calgary, Alberta

MLS # A2248670



\$745,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,126 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Pie Sha		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

****OPEN HOUSE this Sat, Aug16th at 2-4PM**** Welcome to this inviting 4+1 Bedroom, 3.5 Bath home with over 2,100 sq ft above grade, perfectly situated in the vibrant, family-friendly lake community of Arbour Lake. Enjoy year-round Lake Access for swimming, skating, and more—all while living on a peaceful pie-shaped lot that backs onto green space with no neighbours behind, offering peace and quiet. Step inside to a southeast-facing Living Room, and discover the heart of the home with its open-concept layout connecting the Kitchen, Family Room, Dining Room, and Breakfast Nook. The entire main floor features brand-new vinyl plank flooring throughout, and the Kitchen has been fully renovated with brand-new kitchen cabinets, brand-new quartz countertops, and brand-new stainless steel appliances. The spacious Family Room features a cozy gas fireplace, perfect for family gatherings. The well-sized Breakfast Nook leads out to the landscaped backyard—ideal for morning coffee or casual dining. A Half Bath and Laundry in the Bathroom complete the main level. The home has been freshly painted, and a new roof (June 2025) provides peace of mind, complemented by a newer water heater tank (May 2020). Heading to the upper level, the generously sized Primary Bedroom boasts a 5-piece Ensuite Bath with Jetted Tub, Double Vanity, and a Walk-In Closet. Three additional bedrooms share a Full Bath, offering ample space for a growing family. The fully finished basement provides even more living space with a large Recreation Room with Wet Bar, a 5th Bedroom, and a 4-piece Bath—perfect for guests, a home office, or extended family. Step outside to your fully fenced and landscaped backyard that backs onto a green space and walking path. Enjoy privacy, extra space, and the outdoors on the expansive house-width deck that spans the

entire back of the home&mdashperfect for barbecues, family gatherings, or simply relaxing in nature. The generous pie-shaped lot offers plenty of room to play, while the absence of rear neighbours adds to the peaceful setting&mdashideal for both kids and pets. An insulated Double Attached Garage offers year-round convenience. Located within walking distance to parks, schools, lake amenities, shopping, and just minutes from Costco, Crowfoot Crossing, playgrounds, and the LRT, this home offers the perfect balance of nature, convenience, and community. Don’t miss your opportunity to own in one of Calgary’s most sought-after lake communities&mdashArbour Lake!