

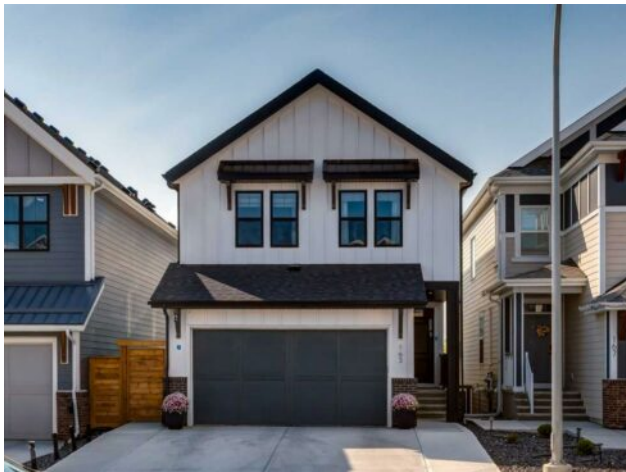


GRASSROOTS
REALTY GROUP

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163 Arbour Lake Rise NW
Calgary, Alberta

MLS # A2254176



\$1,190,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,283 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Refrigerator, Microwave and Washer in Basement

Welcome to 163 Arbour Lake Rise NW, a beautifully upgraded home that shows like new and offers over 3,000 sq. ft. of well-designed living space, including a fully finished walkout basement. With an east–west orientation, the home welcomes the morning sun at the front and captures evening sunsets over the west-facing backyard. With no neighbour behind, you’ll enjoy peace, privacy, and sweeping views of green space and the distant mountains. Inside, a bright foyer opens to a flexible front room that can serve as a home office or reading nook. The main floor is anchored by the open-concept kitchen, dining, and living room, where upgraded cabinetry, stone countertops, stainless appliances, and a large centre island create the perfect hub for gatherings. A handy spice kitchen adds storage and function, while expansive windows fill the space with natural light. A cozy fireplace adds warmth, and from here you can step out onto the large west-facing deck - ideal for morning coffee, summer BBQs, or evening relaxation. Upstairs, the primary suite is a true retreat with a spa-inspired ensuite featuring dual sinks, a soaking tub, and a separate shower, along with a spacious walk-in closet. Two more bedrooms, each with its own walk-in closet, provide plenty of room for family or guests. A versatile bonus room, full 5-piece bathroom, and convenient laundry complete this level. The fully finished walkout basement expands the home’s versatility with a bright recreation area, a kitchenette/wet bar, fourth bedroom, and full bathroom - perfect for extended family, teenagers, or guests. From here, step out to the covered patio and enjoy the private yard year-round. This home is air-conditioned for comfort through Calgary’s warm summers and has been carefully maintained so you can move in with confidence. Adding to its appeal is the award-winning community of

Arbour Lake - Calgary's only northwest lake community. Residents enjoy year-round activities including swimming, skating, and fishing, plus excellent schools, shops, restaurants, the YMCA, and Crowfoot LRT just minutes away. Quick access to major routes makes commuting simple. Combining timeless style, thoughtful upgrades, and a rare setting with mountain and green space views, this home delivers not just a place to live, but a complete lifestyle. Don't miss your chance to make it yours.