



**GRASSROOTS**  
REALTY GROUP

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**74 Arbour Stone Rise NW**  
**Calgary, Alberta**

**MLS # A2263678**



**\$599,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,233 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Laminate Counters, Pantry, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** TV Mounts Included (TV excluded)

Located in the family-friendly community of Arbour Lake &mdash; the only lake community in Northwest Calgary &mdash; this well-maintained modified bi-level is just a short walk to both Arbour Lake School and St. Ambrose School. Residents enjoy year-round lake access with swimming, skating, and community events all close to home. Inside, the bright front living room features large windows that fill the space with natural light, and the open dining area overlooks the living room, creating a comfortable layout for family life. The kitchen offers plenty of counter space and direct access to the back deck and yard. The main level includes three bedrooms, including a primary suite with a walk-in closet and full ensuite. There is no carpet throughout the home&mdash;hardwood flooring extends across most of the main floor, and the lower level features newer vinyl plank flooring. The finished basement adds a spacious family room, a fourth bedroom, a full bathroom, and ample storage. Situated on a corner lot with no sidewalk to shovel and a front double attached garage. Arbour Lake offers convenient access to Crowfoot Shopping Centre, the Crowfoot C-Train Station, and major routes including Stoney Trail and Crowchild Trail, making it easy to get anywhere in the city.