



GRASSROOTS
REALTY GROUP

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24 Arbour Crest Rise NW
Calgary, Alberta

MLS # A2211349



\$849,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,564 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, 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		

Inclusions: none

Welcome to this bright, airy bi-level with open floor plan. Main floor with 9 foot ceilings, includes a custom, light kitchen with granite countertops and stainless steel appliance package, dining room, family room and breakfast nook. Large balcony on front of the house with sunshine all day! The main floor is complete with master bedroom and brand new renovated ensuite as well as two additional bedrooms and bathroom. Here is list of features of our current home: Recent Renovations - Basement renovation (2020): * Complete finish from foundation and studs * Custom designed layout * Premium doors and paint * 9-foot ceilings * Recessed pot lighting * Built-in ceiling sound system * Installed LED accent lighting around walls * Premium carpet * Smart light switches with dimming capability * Office space that could potentially be used as bedroom (currently lacks egress window due to deck placement) - Main bathroom renovation (2025) - Exterior painting (2024) - AC installation (2024) - Bedroom painting (recent) - En suite bathroom painting with added storage/closet space (recent) - Balcony floor replacement (approximately 2021) - Balcony understructure inspection and repairs - Garage finishing as part of basement development (2020) - New fences in backyard (2024) - Roof replacement (2017) Interior Upgrades - Replaced almost all light fixtures upstairs with premium options - Added recessed pot lighting in kitchen - Added recessed pot lighting in bedrooms - Ongoing interior maintenance and upgrades throughout the home Home Systems - Furnace installation (2018) - Water tank installation (2018) - Regular furnace maintenance with most recent service in 2025 - Garage door service (2023) - Electrical panel upgrade to higher amperage (2023) - Load balancer installation with AC (2024) - allows simultaneous use of multiple electrical

appliances Kitchen - Double oven (purchased new in 2019) - Induction stove (2022) - Dishwasher (2022) Outdoor Features - Hot tub (purchased 2019-2020) - negotiable with separate pricing - Deck in backyard Smart Home Features - Smart doorbell with camera (Wyze brand, installed 2024) - Smart door lock with keyless access and automatic unlock features (Wyze brand, installed 2024) - Smart light switches throughout main floor (more than half of all switches) - Voice control capability with Alexa/Google integration - App control for lighting systems