

187 Arbour Crest Rise NW
Calgary, Alberta

MLS # A2215865



\$699,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,080 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Experience the joy of lake living in Arbour Lake — Northwest Calgary's only lake community with year-round access to a private lake! This spacious 2,000+ sq ft home features a bright southwest-facing front yard and offers 4 Bedrooms and 2.5 Bathrooms, ideal for growing families. Located just a 9-minute walk from Arbour Lake School. Freshly painted throughout including the Ceilings!! Step inside to a bright Living Room, while the heart of the home offers an open-concept layout that connects the Kitchen, Family Room, Dining Room and Breakfast Nook. The spacious Family Room includes a gas fireplace, creating a warm and inviting gathering space. The functional Kitchen features a pantry and stainless steel appliances. A well-sized Breakfast Nook leads to the landscaped backyard. A convenient half Bath and main floor Laundry complete this level. Heading to the upper level, the spacious Primary Bedroom includes a walk-in closet and a private four-piece Ensuite with a jetted tub. Three additional well-sized Bedrooms and a full Bathroom complete the upper level, offering plenty of space for family living. The full Basement is unfinished and ready for future development with rough in future bathroom. Enjoy a fully fenced backyard with a good-sized deck and patio, plus a pathway connecting the patio to the front porch and double attached garage. Located minutes from Costco, Crowfoot Crossing shopping centre, playgrounds, schools and the LRT. Book a showing today! Price right to sell and just need new flooring to suit your taste.