

# \$950,000 - 146 Arbour Lake Rise Nw, Calgary

MLS® #A2217700

## \$950,000

5 Bedroom, 4.00 Bathroom, 2,047 sqft

Residential on 0.08 Acres

Arbour Lake, Calgary, Alberta

Open House, Saturday May 17th, 11:30 am -

2:00 pm. Stunning Home for Sale in the

Prestigious Community of Arbour Lake!

Welcome to this beautifully designed, move-in ready home featuring modern finishes and exceptional comfort. With 5 spacious bedrooms, 3.5 bathrooms, bonus room, a double attached garage, a fully finished basement with bedroom and a complete bathroom, plus a generous backyard, this home offers space and style for the whole family.

Worried about those hot summer days? This home comes equipped with central air conditioning for your year-round comfort.

Location is everythingâ€”and this home has it all. Just a 5-minute walk to the Crowfoot C-Train Station, 5 minutes from the Arbour lake, and only two stops from the University of Calgary. Youâ€™ll also enjoy quick access to Stoney Trail, shopping centers, schools, SAIT, and so much more.

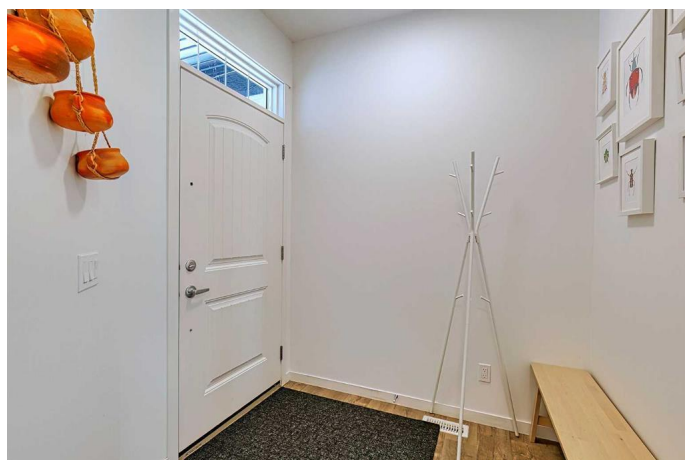
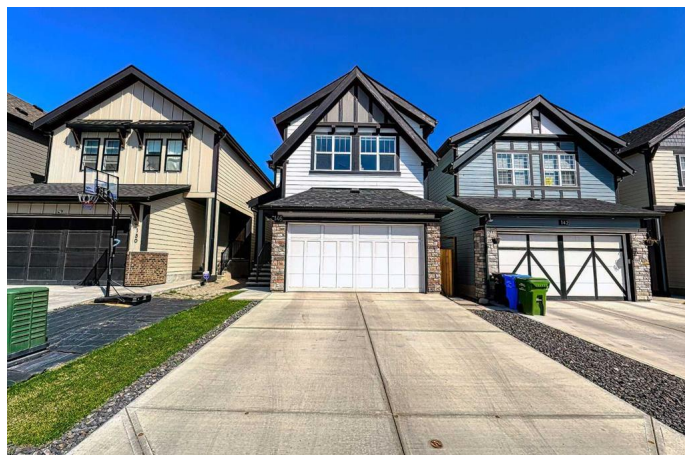
Donâ€™t miss your chance to own this incredible homeâ€”it wonâ€™t be on the market for long!

Built in 2021

## Essential Information

MLS® # A2217700

Price \$950,000



Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,047
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	146 Arbour Lake Rise Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0G9

### Amenities

Amenities	Beach Access, Boating, Park, Playground, Racquet Courts, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Other
Foundation	Other

## Additional Information

Date Listed	May 5th, 2025
Days on Market	13
Zoning	R-G
HOA Fees	380
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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