



# 14 Arbour Stone Rise Calgary Alberta

\$699,000

Welcome to this gorgeous 4-bedroom, 4-bathroom home nestled in the highly sought-after community of Arbour Lake. This beautifully maintained property offers not only comfort and space but also year-round lake access, making it perfect for families who love outdoor living. Be sure to explore the immersive 3D tour to experience everything this home has to offer fully. As you step through the elegant French doors, you're greeted by a spacious and bright living room that sets the tone for the rest of the home. The main floor features rich hardwood flooring throughout, creating a warm and inviting atmosphere. Large windows fill the family room and dining area with natural light, making it an ideal space for entertaining and socializing. The gourmet kitchen is neat and well-organized, featuring ample cabinetry and a window that brings in sunshine and fresh air. Adjacent to the kitchen is a sunny dining nook with direct access to a large deck—perfect for summer barbecues or quiet mornings with coffee. The main floor also includes a cozy corner fireplace and a convenient laundry room. Upstairs, you'll find vinyl plank flooring and three generously sized bedrooms. The primary suite features a spacious layout, a walk-in closet, and a 4-piece ensuite bathroom. Two additional bedrooms and a full bathroom complete the upper level, making it perfect for a growing family. The fully finished (illegal) basement suite adds even more value to this home. It includes a large recreation room, one bedroom, a full bathroom, a functional kitchen, and a separate storage room. Whether used as a guest suite, teen retreat, or rental space, this lower level offers flexibility and comfort. Additionally, the roof and furnace were replaced in 2017, and the water tank was replaced in 2021. Outside, the landscaped backyard overlooks a green space and playground, providing an open, family-friendly e...

Bedroom 14.00 Ft x 12.00 Ft

Kitchen 7.58 Ft x 6.50 Ft

Recreational, Games room 21.33 Ft x 20.58 Ft

3pc Bathroom Measurements not available

Kitchen 12.67 Ft x 9.50 Ft

Primary Bedroom 12.00 Ft x 14.25 Ft

Dining room 12.67 Ft x 6.33 Ft

Family room 15.17 Ft x 13.17 Ft

2pc Bathroom Measurements not available

Bedroom 12.17 Ft x 9.50 Ft

Bedroom 9.42 Ft x 13.42 Ft

4pc Bathroom Measurements not available

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Listing Presented By:



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Living room 15.92 Ft x 16.00 Ft

4pc Bathroom Measurements not available