



167 Arbour Lake Rise Calgary Alberta

\$1,099,000

Open House: 2-4pm Saturday Mar 14th & 1-4pm Sunday March 15th Rare find! A stunning 2-year-new detached home in the only lake community in NW Calgary -- Arbour Lake. Backing directly onto green space with beautiful mountain views, this exceptional property offers 4 bedrooms upstairs and a fully finished walkout basement, combining modern comfort with an unbeatable location. The main floor features a bright and spacious office, perfect for working from home. The modern kitchen is designed for both everyday living and entertaining, featuring a huge island, gas stove, and a large walk-through pantry conveniently connected to the garage. Upgraded 9' ceilings extending from the second floor down to the basement create an even more open and airy living environment, while modern pot lights throughout the home add a clean and contemporary touch. The living area is filled with natural light and centered around a sleek electric fireplace. The spacious dining room opens onto a large balcony overlooking the mountains, green space, pond, and playground -- the perfect spot to enjoy your morning coffee while keeping an eye on the kids playing nearby. Upstairs features luxury vinyl plank flooring throughout -- a completely carpet-free home. You will find four generous bedrooms, including a primary retreat with stunning mountain views, a spacious walk-in closet, and a large ensuite. The additional three well-sized bedrooms share a spacious bathroom, and the upper-level laundry room adds everyday convenience. The walkout basement offers incredible flexibility with a modern wet bar, a large recreation area ready for your imagination, a versatile flex room perfect for an office or study, and a full bathroom. Step outside to a backyard that opens directly onto the playground and green space, leading to a scenic pond -- an ideal setting for families and outdoor enjoyment. Living in Ar...

Primary Bedroom 13.00 Ft x 13.50 Ft
 Bedroom 12.08 Ft x 9.33 Ft
 Bedroom 12.08 Ft x 9.25 Ft
 Bedroom 9.17 Ft x 13.42 Ft
 5pc Bathroom 11.75 Ft x 10.92 Ft
 4pc Bathroom 8.67 Ft x 9.25 Ft

Other 13.75 Ft x 9.92 Ft
 4pc Bathroom 8.50 Ft x 5.83 Ft
 Furnace 8.17 Ft x 23.25 Ft
 Kitchen 12.00 Ft x 12.75 Ft
 Office 8.33 Ft x 8.67 Ft
 Dining room 13.92 Ft x 12.00 Ft

Listing Presented By:



Originally Listed by:
Real Broker

RE/MAX Realty Professionals

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Laundry room 9.25 Ft x 6.58 Ft

Bonus Room 15.42 Ft x 15.08 Ft

Other 6.17 Ft x 11.67 Ft

Recreational, Games room 16.50 Ft x 23.50 Ft

Pantry 6.75 Ft x 6.58 Ft

2pc Bathroom 4.83 Ft x 4.58 Ft

Living room 13.00 Ft x 13.42 Ft