

# \$925,000 - 146 Arbour Lake Rise Nw, Calgary

MLS® #A2217700

**\$925,000**

5 Bedroom, 4.00 Bathroom, 2,047 sqft

Residential on 0.08 Acres

Arbour Lake, Calgary, Alberta

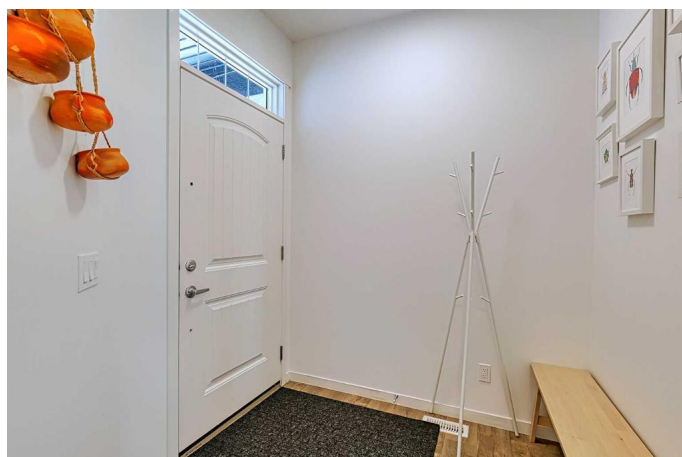
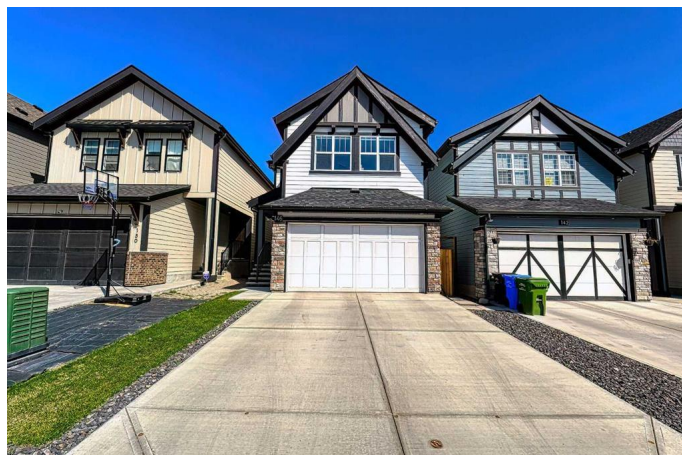
Stunning Home for Sale in the Prestigious Community of Arbour Lake!

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 everything—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. You™ll also enjoy quick access to Stoney Trail, shopping centers, schools, SAIT, and so much more.

Don™t miss your chance to own this incredible home—it won™t be on the market for long!



Built in 2021

## Essential Information

MLS® # A2217700

Price \$925,000

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, Visitor Parking, Boating, Playground, Park, Racquet Courts
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, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop
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        60  
Zoning                   R-G  
HOA Fees                380  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            CIR Realty

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