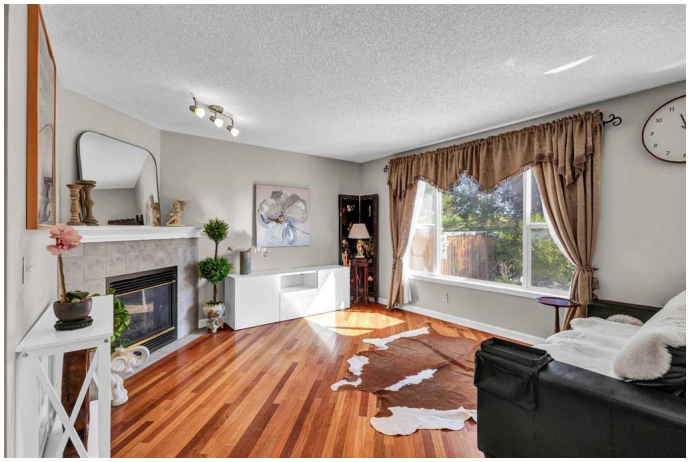
$699,000 - 14 Arbour Stone Rise Nw, Calgary

MLS® #A2251848

$699,000
4 Bedroom, 4.00 Bathroom, 1,522 sqft
Residential on 0.10 Acres



Arbour Lake, Calgary, Alberta

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 deckâ€”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 environment that your kids will love. The expansive deck is perfect for entertaining or relaxing, and the double attached garage offers ample parking and storage space. In addition to lake access, this home is located near Arbour Lake School playground, just a 2-minute walk to the school, making morning drop-offs easy and convenient. Located in a vibrant, family-oriented neighbourhood, you're also just 3 minutes from Crowfoot LRT, close to schools, daycares, the library, YMCA, and only a short drive to Costco, grocery stores, restaurants, and parks. Additionally, downtown Calgary is just under 20 minutes away, providing easy access to both work and leisure activities. This is your chance to own a truly special home in one of Calgaryâ€™s most desirable lake communities. Schedule your private showing today and experience Arbour Lake living at its finest!

Built in 1998

Essential Information

MLS® #	A2251848
Price	$699,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,522
Acres	0.10

Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	14 Arbour Stone Rise Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4N2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	French Door, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, No Neighbours Behind, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	9
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

Listing Details

Listing Office	Homecare Realty Ltd.

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