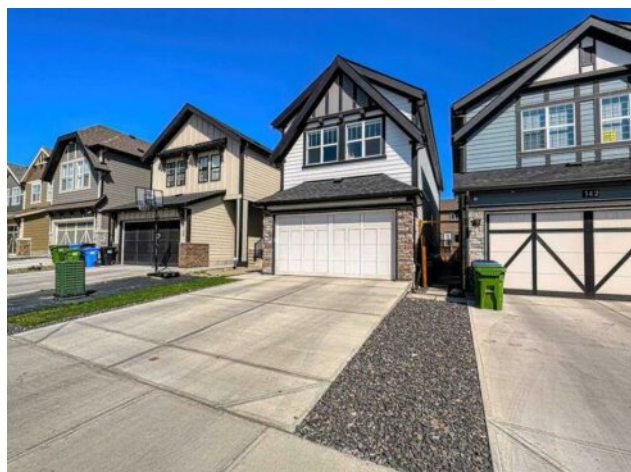


146 Arbour Lake Rise NW
Calgary, Alberta

MLS # A2257699



\$885,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,047 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.02 Acre		
Lot Feat:	Lawn		

Heating:	Boiler, Geothermal, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

For more information, please click the "More Information" button. Welcome to this modern 2,040 sq ft front-garage home (built in 2022) in highly sought-after Arbour Lake, NW Calgary—offering space, comfort, and year-round lake-community living. Designed for families, it features 5 spacious bedrooms, 3.5 bathrooms, and a fully developed basement for flexible extra living space. The bright, open-concept kitchen comes with all appliances, while a tasteful blend of hardwood and carpet adds warmth throughout. Everyday convenience shines with a second-floor laundry room, an attached double garage plus driveway parking, and a private backyard for outdoor enjoyment. Located steps from Crowfoot Plaza's shopping, dining, and entertainment, within walking distance to the Crowfoot LRT for easy commuting, and close to both public and Catholic schools, parks, and trails, this home delivers the perfect balance of comfort and convenience. Enjoy privileged access to Arbour Lake for swimming, boating, skating, and more—an exceptional lifestyle few Calgary communities can match. Make this Arbour Lake beauty your new home.