

\$1,055,000 - 178 Arbour Lake Rise Nw, Calgary

MLS® #A2104268

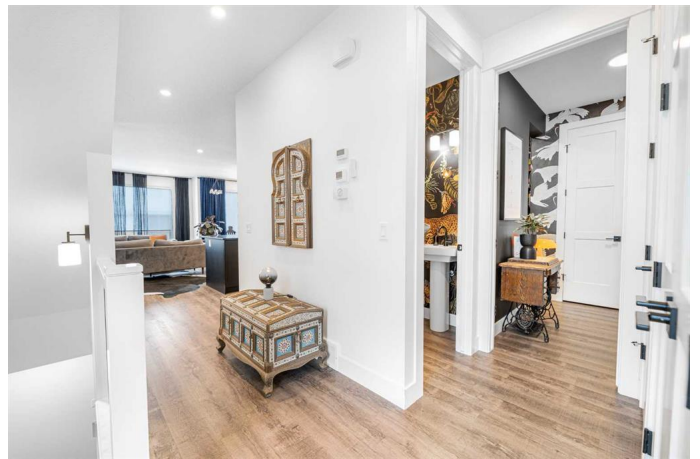
\$1,055,000

4 Bedroom, 4.00 Bathroom, 2,282 sqft

Residential on 0.14 Acres

Arbour Lake, Calgary, Alberta

Welcome to this stunning newer home from Hopewell in the mature NW lake community of Arbour Lake. This gorgeous two-storey has flair and design like no other. Vibrant contrasts and accents await you in a spacious living room, dining room and kitchen combination. The dark cupboards to the ceiling and white backsplash with stainless steel appliances compliment each other perfectly in this modern kitchen. The Samsung fridge has the family hub so you can play music or check out the family's schedule as you have your breakfast. You can even control all of your blinds with the push of a button on your remote. The butler's pantry is perfectly suited for your snacks, coffee or mixing drinks. The living room is very spacious with windows utilizing the corner lot that this house sits on. Upstairs you will find a West facing primary bedroom with large windows and closets. The ensuite is complete with a dual vanity, herringbone tile with a soaker tub and a large shower. The bonus room is bright and could easily be where the family congregates on weekend mornings or evenings. There are two bright kids bedrooms and an upstairs laundry. The bedroom in the basement is bright and the rec room is perfect to watch movies or entertain. The full bathroom with shower and the storage area complete this bright basement. Some recent upgrades to the house include GEMSTONE LED lights (\$5,000 value), central A/C and feature walls in bedroom and dining area. Just steps away from the new playground, and a



very short walk to the lake, C-Train and Crowfoot Shopping, you are sure to see why Arbour Lake West is the greatest new community in the Northwest. Come see this house today before it's gone.

Built in 2022

Essential Information

MLS® #	A2104268
Price	\$1,055,000
Sold Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,282
Acres	0.14
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	178 Arbour Lake Rise Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0H1

Amenities

Amenities	Playground
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed
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	Lighting, Recreation Facilities, Smart Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Rectangular Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 2nd, 2024
Date Sold	March 23rd, 2024
Days on Market	50
Zoning	R-G
HOA Fees	250.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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