

\$579,900 - 74 Arbour Stone Rise Nw, Calgary

MLS® #A2263678

\$579,900

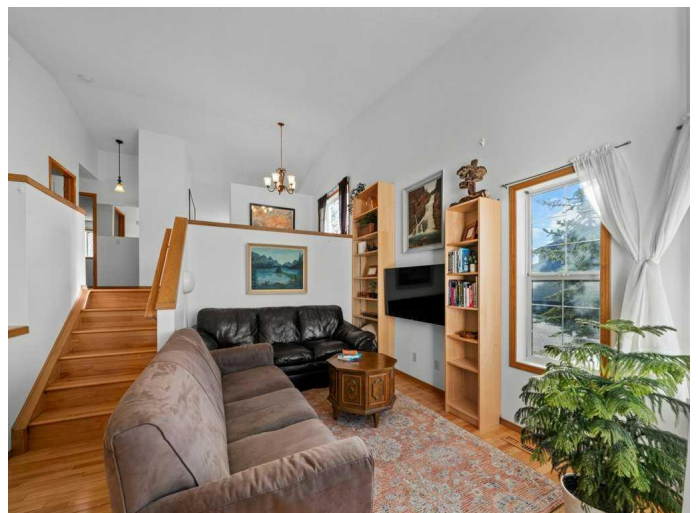
4 Bedroom, 3.00 Bathroom, 1,233 sqft

Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

Located in the family-friendly community of Arbour Lake – the only lake community in Northwest Calgary – this well-maintained modified bi-level is just a short walk to both Arbour Lake School and St. Ambrose School. Residents enjoy year-round lake access with swimming, skating, and community events all close to home. Inside, the bright front living room features large windows that fill the space with natural light, and the open dining area overlooks the living room, creating a comfortable layout for family life. The kitchen offers plenty of counter space and direct access to the back deck and yard. The main level includes three bedrooms, including a primary suite with a walk-in closet and full ensuite. There is no carpet throughout the home – hardwood flooring extends across most of the main floor, and the lower level features newer vinyl plank flooring. The finished basement adds a spacious family room, a fourth bedroom, a full bathroom, and ample storage. This property features central air conditioning for extra comfort on hot summer days and a newer furnace. Situated on a corner lot with no sidewalk to shovel and a front double attached garage. Arbour Lake offers convenient access to Crowfoot Shopping Centre, the Crowfoot C-Train Station, and major routes including Stoney Trail and Crowchild Trail, making it easy to get anywhere in the city.

Built in 1998



Essential Information

MLS® #	A2263678
Price	\$579,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,233
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	74 Arbour Stone Rise Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4N3

Amenities

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

Interior

Interior Features	Kitchen Island, Laminate Counters, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
-------------------	-------

Lot Description	Back Yard, Corner Lot, Front Yard, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	34
Zoning	R-CG
HOA Fees	250
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.