

# \$849,900 - 24 Arbour Crest Rise Nw, Calgary

MLS® #A2211349

**\$849,900**

4 Bedroom, 3.00 Bathroom, 1,564 sqft

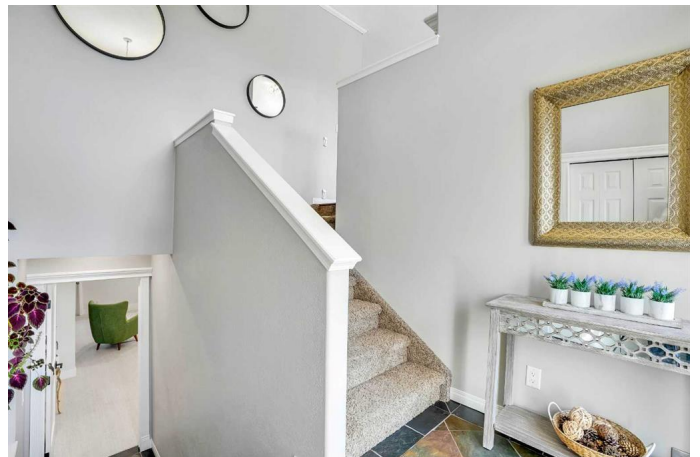
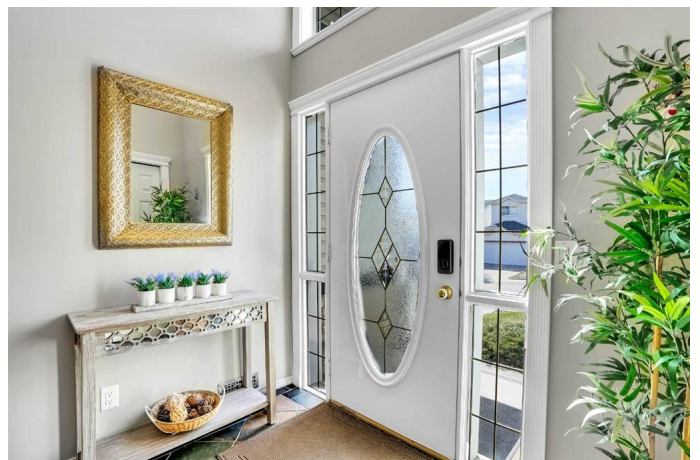
Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

Welcome to this bright, airy bi-level with open floor plan. Main floor with 9 foot ceilings, includes a custom, light kitchen with granite countertops and stainless steel appliance package, dining room, family room and breakfast nook. Large balcony on front of the house with sunshine all day! The main floor is complete with master bedroom and brand new renovated ensuite as well as two additional bedrooms and bathroom. Here is list of features of our current home:

## Recent Renovations

- Basement renovation (2020):
  - \* Complete finish from foundation and studs
  - \* Custom designed layout
  - \* Premium doors and paint
  - \* 9-foot ceilings
  - \* Recessed pot lighting
  - \* Built-in ceiling sound system
  - \* Installed LED accent lighting around walls
  - \* Premium carpet
  - \* Smart light switches with dimming capability
  - \* Office space that could potentially be used as bedroom (currently lacks egress window due to deck placement)
- Main bathroom renovation (2025)
- Exterior painting (2024)
- AC installation (2024)
- Bedroom painting (recent)
- En suite bathroom painting with added storage/closet space (recent)
- Balcony floor replacement (approximately



2021)

- Balcony understructure inspection and repairs
- Garage finishing as part of basement development (2020)
- New fences in backyard (2024)
- Roof replacement (2017)

#### Interior Upgrades

- Replaced almost all light fixtures upstairs with premium options
- Added recessed pot lighting in kitchen
- Added recessed pot lighting in bedrooms
- Ongoing interior maintenance and upgrades throughout the home

#### Home Systems

- Furnace installation (2018)
- Water tank installation (2018)
- Regular furnace maintenance with most recent service in 2025
- Garage door service (2023)
- Electrical panel upgrade to higher amperage (2023)
- Load balancer installation with AC (2024) - allows simultaneous use of multiple electrical appliances

#### Kitchen

- Double oven (purchased new in 2019)
- Induction stove (2022)
- Dishwasher (2022)

#### Outdoor Features

- Hot tub (purchased 2019-2020) - negotiable with separate pricing
- Deck in backyard

#### Smart Home Features

- Smart doorbell with camera (Wyze brand, installed 2024)
- Smart door lock with keyless access and automatic unlock features (Wyze brand, installed 2024)

- Smart light switches throughout main floor  
(more than half of all switches)
- Voice control capability with Alexa/Google integration
- App control for lighting systems

Built in 1999

## Essential Information

MLS® #	A2211349
Price	\$849,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,564
Acres	0.11
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	24 Arbour Crest Rise Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4L3

## Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan,

	Oven-Built-In, Refrigerator, Washer, Electric Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Other
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	4
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
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