



**6 Arbour Stone Rise NW
Calgary, Alberta**

MLS # A2299070



\$665,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,547 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Storage, Walk-In Closet(s)		

Inclusions: Shed

BACKING ONTO GREEN SPACE & SCHOOL IN ARBOUR LAKE! Enjoy a rare no-rear-neighbor setting with direct gate access to the playground, plus the convenience of being just steps from the nearby school—offering both privacy and everyday ease for families. RENOVATED & MOVE-IN READY, this home has been thoughtfully refreshed throughout with new main floor flooring, fresh paint, upgraded lighting, and modern window coverings, along with a fully renovated kitchen and refreshed bathrooms, plus major system upgrades including a NEW HOT WATER TANK and FULL POLY B REPLACEMENT—delivering a truly move-in ready home with a consistent modern finish and added peace of mind. The main floor is designed for both openness and function, featuring bright living and dining areas connected by a modern kitchen with a central island, two-tone cabinetry, and full-height backsplash. A main floor office/den adds flexibility—perfect for working from home or creating a quiet, private space within the home. Upstairs features three well-proportioned bedrooms, including a primary suite with beautiful mountain views, offering a peaceful retreat. The additional bedrooms are served by a full family bathroom, providing both comfort and functionality. The double attached garage includes a side entrance door and window—bringing in natural light and added functionality. The unfinished basement provides excellent potential for future development or additional storage. Located in the highly desirable ARBOUR LAKE COMMUNITY, enjoy year-round lake access along with convenient proximity to C-Train, Crowfoot Crossing, schools, library, and YMCA.