

\$715,000 - 184 Arbour Stone Close Nw, Calgary

MLS® #A2116961

\$715,000

4 Bedroom, 3.00 Bathroom, 1,669 sqft

Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

***Watch YouTube Cinematic Tour* OPEN HOUSES:** Sat Mar 23, 11:00 - 2:00 pm & Sun Mar 24, 11:00 to 4:00 pm. Enjoy a RESORT like LIFESTYLE offered at Calgary's only North West, LAKE COMMUNITY! With summertime just around the corner youâ€™ll be sure to enjoy fishing, paddle boats, white sandy beaches and year round seasonal events. Immerse yourself in breathtaking mountain views while out on a walk or biking the many pathways that are carved throughout the rolling hills - ARBOUR LAKE is one of Calgaryâ€™s Top Rated Exclusive Lake Communities that truly offers all season living for you and the whole family. As you step inside the home youâ€™re immediately greeted with beautiful, bright and vibrant colors that flow happily throughout the entire house. Thoughtfully designed, this highly functional home feels bigger than it is and provides everything a young family could need or want. The main living room features built-in Bluetooth speakers and is separated from the formal dining area by the use of a gorgeous, three-way, natural gas fireplace which provides additional warmth but most importantly an intimate ambience any time of day. The open concept kitchen has been trendily updated with stainless steel appliances, an expandable butcher block island, white cabinets & black subway tile to create a rustic but modern feel. With a good size corner pantry, a designated space for a breakfast nook/casual eating table, picture



perfect half bath and main floor laundry —™d say this house appears to have it all. Head up to the second level and find 3 spacious bedrooms, 2 full, 4-piece bathrooms - one of which is the primary en suite with a jetted tub, a large walk-in closet and finally an awesome bonus room with mountain views. The bonus room could be easily converted into an additional bedroom if someone wanted to as well. Last but not least the basement provides an additional fourth bedroom, a workout and recreational space plus a large clean utility and storage area. Updates from 2021 and up include: New Modulating Furnace & Air Conditioner Installed (15k), New Garage Door, New Culligan Reverse Osmosis Drinking Water & Water Softener Systems, Dishwasher, Washer, Dryer, Microwave, Entire En Suite with Jetted Tub & Half Bathroom, Mud Room Renovation, New Subway Tile & All Cabinets Painted in Kitchen, New Front Entrance Tile, New Upstairs Maple Hardwood, Telus Smart Home Alarm System and all walls Fully Painted with New Trim Installed. Conveniently located just steps away from parks, great schools, accessible transit, crowfoot shopping center and the lake this precious gem on a quite culdeac will not last long so call and book your private viewing today!

Built in 1999

Essential Information

MLS® #	A2116961
Price	\$715,000
Sold Price	\$730,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,669
Acres	0.10

Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	184 Arbour Stone Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4T1

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Closet Organizers, French Door, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Purifier, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Dining Room, Double Sided, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	March 29th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	265.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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