

\$999,900 - 143 Arbour Stone Rise Nw, Calgary

MLS® #A2117115

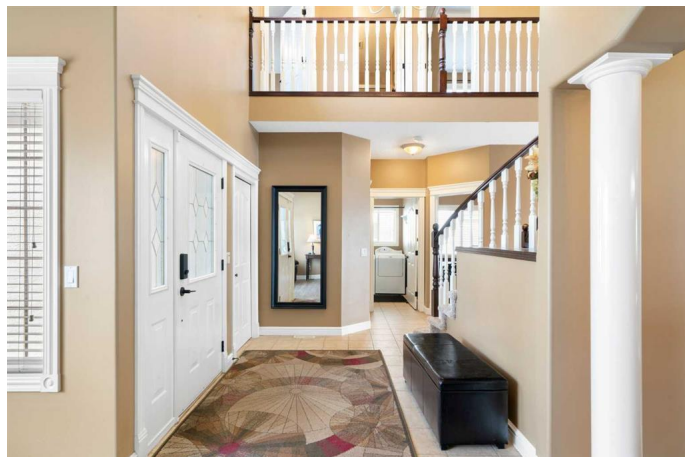
\$999,900

4 Bedroom, 4.00 Bathroom, 2,793 sqft

Residential on 0.14 Acres

Arbour Lake, Calgary, Alberta

Welcome to your lake community dream home, nestled in a serene cul-de-sac! This impressive 2-storey walkout is brimming with upgrades! With a huge pie lot backing onto green space, you'll enjoy breathtaking views of the city skyline, majestic mountains, and Canada Olympic Park right from your own backyard. Plus, lake community living means you'll have access to a private beach, tennis courts, paddle boarding, fishing, and so much more. Step inside to discover a meticulously maintained interior that exudes elegance and comfort. The main floor boasts a great layout, featuring a formal dining room and sitting area at the front of the home. The kitchen features beautiful rich cabinetry complimented by gleaming granite and stainless steel appliances. Adjacent, a casual breakfast nook offers patio access, seamlessly transitioning into a cozy living room warmed by a gas fireplace. Completing this level, a convenient main floor office, laundry room, and 2-piece bathroom add to the practicality and charm of the home. Upstairs, a versatile bonus room awaits, alongside four spacious bedrooms, including a primary suite boasting a walk-in closet and luxurious 5-piece ensuite. The fully finished walkout basement extends the entertainment possibilities with a generously sized rec room, wet bar, gym, and additional 3-piece bath. Step outside to discover a meticulously landscaped yard with a stone firepit area, perfect for outdoor gatherings and relaxation. Notable features include an



oversized attached double garage, massive storage space under the deck, newer roof, twin furnaces, twin A/C units, tinted glass deck rails, and an in-ground sprinkler system. Experience the epitome of family-friendly living within this vibrant community, offering excellent schools within walking distance, as well as convenient access to shopping, the C-Train, and the private lake. Don't miss out on the opportunity to make this exceptional property your own!

Built in 1999

Essential Information

MLS® #	A2117115
Price	\$999,900
Sold Price	\$968,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,793
Acres	0.14
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	143 Arbour Stone Rise Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4N4

Amenities

Amenities	None
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Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas, Mantle, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Fire Pit
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	April 26th, 2024
Days on Market	35
Zoning	R-C1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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