

\$649,900 - 224 Arbour Stone Rise Nw, Calgary

MLS® #A2146062

\$649,900

3 Bedroom, 3.00 Bathroom, 1,590 sqft

Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

Looking for the perfect family home? Look no further! This beautifully maintained residence in the popular lake community of Arbour Lake in NW Calgary offers everything a family could desire. Featuring mountain views, a total of 2200 sq. feet, a huge lot, 3 spacious bedrooms, a generous bonus room, and a fully finished basement, this home has been freshly painted, with new light fixtures and 2 new windows installed. On the main floor, you'll find a cozy den, a welcoming living room, a spacious eat-in kitchen, a laundry room, and a double attached garage. The living room is sunny and bright, with a cozy gas fireplace and easy access to your fully landscaped and fenced rear yard and huge deck—a perfect spot for your summer gatherings.

Upstairs, you will discover a very large primary bedroom, with room for king-sized furniture, plus two more good-sized bedrooms, a family bath, and a sunny bonus room—a great space for your growing family. Your new home is conveniently located across the street from the walkway to the playground of Arbour Lake School (grades 5 to 9), and close to the YMCA, LRT, and Crowfoot Shopping Mall.

Recent renovations include a newer furnace and air conditioner (2021), roof (2013), fresh paint on the main floor and exterior (2024). Additional features include: mountain view from the front porch, new washer and dryer (2022), basement renovated in 2018 with 7



mm+ vinyl plank flooring and rough-in for bathroom, partial removal of Poly-B plumbing, setup for optical fiber internet, and a nest thermostat. As a resident, you'll have access to the Lake, which includes amenities such as the beach, kayaking, and fireworks. This home is ready for you to move in and enjoy!

Built in 1998

Essential Information

MLS® #	A2146062
Price	\$649,900
Sold Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,590
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	224 Arbour Stone Rise Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4N3

Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2024
Date Sold	July 26th, 2024
Days on Market	22
Zoning	R-C1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals
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