\$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

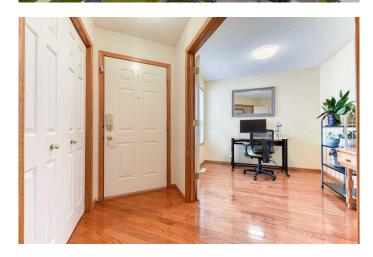
Looking for the perfect family home? Look no further! This beautifully maintained residence in the popular lake community of Arbour Lake in NW Calgary offers everything a family could desire. Featuring mountain views, a total of 2200 sq. feet, a huge lot, 3 spacious bedrooms, a generous bonus room, and 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 deckâ€"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 roomâ€"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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