

\$699,000 - 25 Arbour Stone Crescent Nw, Calgary

MLS® #A2149897

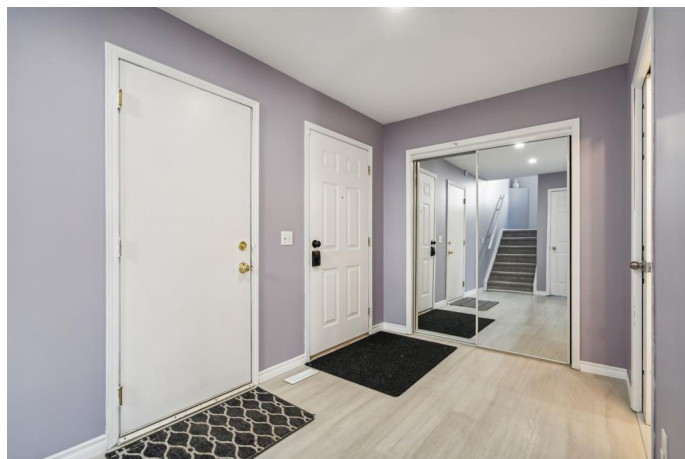
\$699,000

4 Bedroom, 4.00 Bathroom, 1,901 sqft

Residential on 0.09 Acres

Arbour Lake, Calgary, Alberta

Welcome to this beautifully updated home in the highly sought-after community of Arbour Lake, perfect for those looking to enter the market with the added benefit of an illegal basement suite to help with mortgage payments. This rare find features a unique 4-bedroom layout upstairs, including a spacious primary bedroom with an updated ensuite bath, providing a comfortable retreat at the end of the day. The second full bathroom upstairs has also been tastefully updated. The main floor boasts an open-concept design, seamlessly connecting the living room, dining room, and kitchen, making it ideal for family gatherings and entertaining. The front double attached garage offers ample parking and storage, while the large SW facing yard provides plenty of space for outdoor activities and relaxation. Stay cool during the summer months with central air conditioning! The basement illegal suite includes a full kitchen, bathroom, bedroom, and a cozy living room area, perfect for tenants or extended family. This home's prime location in Arbour Lake offers access to community amenities, schools, and recreational activities, making it an ideal choice for families and individuals alike. It is walking distance to both St. Ambrose Elementary/ Jr High in the Catholic district, and Arbour Lake Middle School with the CBE, as well as being walking distance to all of the excellent amenities in the Crowfoot Crossing area. Notable upgrades include AC (April 2022), Furnace (Oct 2020), Carpet and



flooring (2022). Don't miss this opportunity to own a charming home with a versatile layout in a desirable lake community. Contact us today to schedule a viewing and see all that this exceptional property has to offer!

Built in 1999

Essential Information

MLS® #	A2149897
Price	\$699,000
Sold Price	\$683,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,901
Acres	0.09
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	25 Arbour Stone Crescent Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4Z9

Amenities

Amenities	Beach Access, Fitness Center, Recreation Facilities, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s)
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Raised Hearth, Tile
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

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

Additional Information

Date Listed	July 25th, 2024
Date Sold	August 9th, 2024
Days on Market	15
Zoning	R-C1N
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Property Group
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