

# **\$634,500 - 118 Arbour Stone Place Nw, Calgary**

MLS® #A2150151

**\$634,500**

3 Bedroom, 4.00 Bathroom, 1,276 sqft

Residential on 0.08 Acres

Arbour Lake, Calgary, Alberta

Located on Quiet Street in the coveted Arbour Lake community, this exquisite two-story home blends contemporary elegance with thoughtful updates. Recently installed new luxury vinyl plank flooring and plush carpeting throughout, the interior exudes a fresh, modern ambiance.

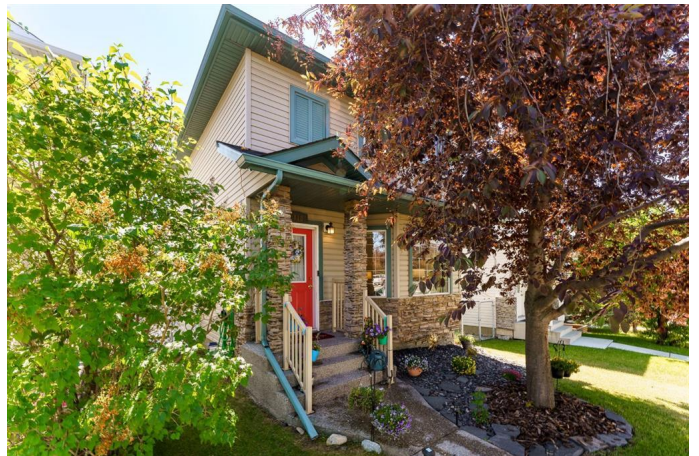
As you step inside, the main floor boasts a seamlessly flowing layout, featuring a bright living room. The adjacent dining area leads into the spacious Kitchen with new stainless steel fridge and ample cabinetry for storage.

Upstairs, the master suite includes a double closet, a 3pc ensuite bathroom an additional bedroom, also freshly carpeted and a 4 pc main bathroom.

The fully developed basement adds versatility to the home, providing an extra bedroom for guests, recreation area and a convenient bathroom.

Outside, the newly landscaped yard is a private oasis, featuring a two-tiered deck perfect for summer barbecues and outdoor lounging. The entire property is fully fenced, offering privacy and security for family and pets alike.

Additional features include a built-in vacuum system for convenience, a water softener for improved water quality, and recent upgrades including a new furnace and air conditioning



installed in 2023, ensuring comfort year-round.  
A new roof in 2021 provides peace of mind  
and enhances the home's curb appeal.

This meticulously maintained residence not  
only offers modern comforts in one of  
Calgary's most desirable neighborhoods.  
Discover the perfect blend of style,  
functionality, and convenience in this turnkey  
home on Quiet Street.

Built in 2000

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2150151    |
| Price          | \$634,500   |
| Sold Price     | \$630,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,276       |
| Acres          | 0.08        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 118 Arbour Stone Place Nw |
| Subdivision | Arbour Lake               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3G 5E8                   |

**Amenities**

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Beach Access, Clubhouse, Playground |
|-----------|-------------------------------------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, See Remarks                                                        |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                |
| Cooling           | Central Air                                                                                            |
| Has Basement      | Yes                                                                                                    |
| Basement          | Finished, Full                                                                                         |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | July 17th, 2024  |
| Date Sold      | August 9th, 2024 |
| Days on Market | 22               |
| Zoning         | R-C1N            |
| HOA Fees       | 262.50           |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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