

\$649,900 - 25 Arbour Stone Rise Nw, Calgary

MLS® #A2153914

\$649,900

5 Bedroom, 4.00 Bathroom, 1,557 sqft

Residential on 0.09 Acres

Arbour Lake, Calgary, Alberta

Location! Location! Location! Watch your kids walk to school! Welcome to this 2 storey Walk-Out Family Home with 2,257 square feet living space in the desirable Arbour Lake! 3+2 Bedrooms, 3.5 Bath Great Home for Growing Family!

Recent Upgrades: Freshly painted throughout, New vinyl plank flooring in Kitchen and foyer.

Upon entry, you are greeted by the 2 storey high ceiling foyer and the sunny East-facing Living Room on the left. Walk into the spacious Family Room, Breakfast Nook and the good sized Kitchen. The Kitchen offers a centre island, corner pantry and plenty of cabinets for storage. A sliding patio door to go onto the deck. This level is completed with a half bath and the mud room with laundry.

The second floor offers a total of 3 bedrooms including the spacious Master Bedroom with walk-thru closet, and a 4pc ensuite. 2 other good-sized bedrooms and a 4pc full bath. Going down to the fully finished Walk-out basement, you have 2 additional bedrooms, a Den, and a full bath. Steps outside to the landscaped spacious backyard with covered patio. This home also offers air conditioning and a double attached garage.

Five minutes walk to Arbour Lake School and St. Ambrose School. And also close to Robert Thirsk High School, St. Maria Goretti School, Parks, Playgrounds, YMCA and many more



amenities! Enjoy all the Beach and boating in the Summer in this Lake Community. Close to Crowfoot Shopping Centre and C-train station. Easy access to Stoney Trail. Don't miss this gem!

Built in 1998

Essential Information

MLS® #	A2153914
Price	\$649,900
Sold Price	\$660,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,557
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	25 Arbour Stone Rise Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4N2

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2024
Date Sold	August 6th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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