

\$719,000 - 71 Arbour Stone Close Nw, Calgary

MLS® #A2155139

\$719,000

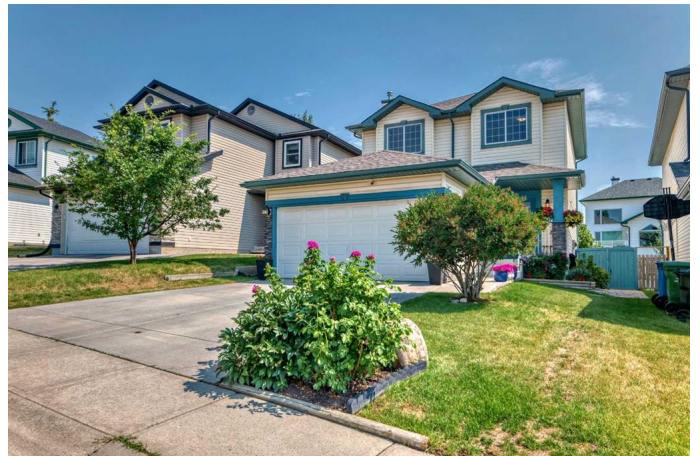
4 Bedroom, 4.00 Bathroom, 1,661 sqft

Residential on 0.09 Acres

Arbour Lake, Calgary, Alberta

Welcome to this stunning two-storey home nestled in the heart of Arbour Lake! This beautifully maintained family residence features 4 bedrooms, 3 full baths, and a half bath, offering over 2,330 sq ft of developed living space. The main floor boasts 9-foot ceilings, a spacious living room ideal for relaxation or entertaining, along with a convenient half bath. The updated kitchen includes a walk-in pantry, an abundance of cabinets, modern appliances, and ample counter space for meal preparation. Adjacent to the kitchen, the dining area is bathed in natural light and provides direct access to the deck and garden like backyard, making it perfect for indoor-outdoor living. Main floor laundry adds convenience.

Upstairs, you'll find three generously sized bedrooms. The master suite features a spacious 4-piece ensuite and a walk-in closet. The two additional bedrooms are bright and offer ample closet space, with easy access to a 4-piece bathroom. The professionally finished basement adds significant value with a large recreation area that can be customized to suit your needs. It also includes an additional bedroom (note: window is not egress) and a full bath, providing extra accommodation for guests or a growing family. Outside, the fenced backyard features a newly painted, spacious deck, perfect for summer barbecues and entertaining friends and family. Ideally located near multiple levels of schools, libraries, various shopping destinations,



beautiful parks, and scenic pathways, a wonderful community with lake privileges is the perfect choice for families seeking a vibrant and convenient community.

Built in 1999

Essential Information

MLS® #	A2155139
Price	\$719,000
Sold Price	\$716,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,661
Acres	0.09
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	71 Arbour Stone Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4T2

Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer,

	Window Coverings, Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Brush, Front Yard, Landscaped, Garden
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	August 24th, 2024
Days on Market	16
Zoning	R-C1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	TREC The Real Estate Company
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