

# **\$699,000 - 144 Arbour Stone Crescent Nw, Calgary**

MLS® #A2163217

**\$699,000**

3 Bedroom, 4.00 Bathroom, 1,617 sqft  
Residential on 0.09 Acres

Arbour Lake, Calgary, Alberta

Introducing 144 Arbour Stone Crescent NW, a 2 storey Walk-Out Family Home with over 2,200 square feet of living space in the desirable Arbour Lake!

3 Bedrooms, 3.5 Bath Great Home for Growing Family! This home has a very functional floor plan with big windows and lots of upgrades.

Hardwood on the main floor and renovated kitchen with granite countertops and stainless-steel appliances including a gas stove, and the same granite throughout the home. The main floor has a nice deck where you can enjoy the sunshine. Upstairs 3 generous-sized bedrooms including a master bedroom with a walk-in closet. The Fully finished walkout basement has a large family room and a tile surrounding the gas fireplace and also includes a cozy sauna and add a separate shower.

A new furnace and hot water tank were replaced in 2019. They have a 12-year guarantee and annual furnace cleaning included. New basement bathroom installed in 2024 (including tiling, shower cabin). A new washing machine was purchased in 2024.

Most of the house was repainted in 2020: basement, main floor, upstairs doors. Walk out through the Den, you are welcomed by the fenced and landscaped backyard with trees.

Close to Arbour Lake School, St. Ambrose School, Robert Thirsk High School, St. Maria Goretti School, Parks, Playgrounds, YMCA,



and many more amenities! A short distance away from bus stops & LRT, Arbour Lake Residents Club & Arbour Lake with its year-round activities: fishing & boating, swimming, ice skating, beaches, tennis courts & playground. Easy access to Stoney Trail. Check out the 3D tour and book a showing today.

Built in 2000

### Essential Information

MLS® #	A2163217
Price	\$699,000
Sold Price	\$689,888
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,617
Acres	0.09
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	144 Arbour Stone Crescent Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5A1

### Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached

## Interior

Interior Features	No Animal Home, No Smoking Home, Sauna
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 6th, 2024
Date Sold	September 23rd, 2024
Days on Market	17
Zoning	R-C1
HOA Fees	262.50
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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