



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

221 Arbour Stone Close NW
Calgary, Alberta

MLS # A2244375



\$769,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,969 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Basement fridge and freezer

221 Arbour Stone Close NW: Welcome to this beautifully maintained, 2 story walkout home in Arbour Lake. Offering just under 2900 sq ft of developed living space, this desirable 2-storey home features 4 bedrooms up, 2 full baths and 2 half baths and a double attached heated garage. The open-concept main floor showcases vinyl plank flooring, a HUGE kitchen with ample cabinets and counter space, newer stainless steel appliances (including duel fuel range with split ovens), and a walk-in pantry. Enjoy the sunny breakfast nook with deck access, a spacious living room with gas fireplace and soaring open to above ceiling, a formal dining room/den in the front of the home, a convenient laundry/2-piece powder room and large entry mudroom. Upstairs, the primary retreat features a 4-piece ensuite with sizeable vanity, soaker tub, and a separate shower as well as a walk in closet. Three additional generous bedrooms share another 4-piece bathroom. The fully developed walk-out basement includes a large rec room with gas fireplace, a gym area, a fifth bedroom, and a 2-piece bathroom. Step outside to the beautiful South backyard with mature trees, a covered concrete paver patio, and has alley access for extra space and convenience! Pride of ownership and care shines throughout this home and it's ready for a new family! Located in Calgary's only NW lake community, Arbour Lake offers year-round lake access for swimming, water sports, skating, and more. This community is near schools, parks, playgrounds, Crowfoot Crossing, the Crowfoot LRT station, and major roadways - including Stoney Trail and Crowchild Trail. Call for more info!