



**GRASSROOTS**  
REALTY GROUP

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**3341, 1010 Arbour Lake Road NW  
Calgary, Alberta**

**MLS # A2279492**



**\$390,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	977 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 633
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Open Floorplan, Pantry, See Remarks		

**Inclusions:** None

Bright and beautifully maintained top-floor condo in the well-established Stonecroft complex, located in the desirable lake community of Arbour Lake. This spacious 977 sq. ft. open-concept unit offers 2 bedrooms, a den, and two updated bathrooms, with a welcoming living room featuring vaulted ceilings, a cozy fireplace, and large windows that fill the home with natural light, plus a patio door leading to your private deck. The thoughtfully designed kitchen includes stainless steel appliances, upgraded countertops, a water filtration system, pantry, and convenient eating bar, complemented by a generous dining area ideal for hosting family or friends. The primary bedroom features a walk-in closet and updated 3-piece ensuite, while the second bedroom is privately located on the opposite side of the unit, and the den with French doors provides the perfect space for an office or hobby room. Additional highlights include titled underground parking, an assigned storage locker, and in-suite laundry, all within a beautifully maintained complex offering manicured grounds with a fountain, social room with kitchen, woodworking shop, guest suite, and ample visitor parking, just steps from Arbour Lake, Crowfoot shopping, transit and C-Train, YMCA, and easy access to Stoney Trail.