



**34 Arbour Stone Rise NW  
Calgary, Alberta**

**MLS # A2290559**



**\$684,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,588 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry		

**Inclusions:** Wall mounted TV Bracket in the Basement Family Room, Sauna in Basement Bedroom

OPEN HOUSE on SUNDAY MARCH 8th between 2:00 - 4:00pm. Step into the vibrant community of Arbour Lake nestled in the charming northwest corner of Calgary. Here, you'll discover a neighborhood that has it all &ndash; from the four-season private lake, lush parks and winding pathways to convenient transit options, terrific schools, and shopping that's just a leisurely stroll away. Behold these impeccable 2076 sq ft of total developed space, a 4-bedroom haven with a fully finished basement that's nestled on a serene street where whispers carry further than noise. A mere skip away from a playground, this home is a rarity in its immaculate condition, backing directly onto green space, this home takes the stress out of your moving equation. With a fully fenced and meticulously landscaped yard, fresh carpets, and pristine upkeep, you'll be basking in the summer sun instead of wrestling with fixes, brushes, and tools. Commute worries be gone! With easy access to transit, Crowchild Trail and Stoney Trail, you'll have Calgary at your fingertips. The main floor is your entertaining haven, a kitchen designed with family gatherings in mind &ndash; spacious enough for culinary artistry, yet close enough to the action in the living and dining domains. Speaking of the living room, it's your tranquil oasis, a space to escape and rejuvenate while the little one's revel in their TV kingdom. The family room opens to a private deck and sunny backyard &ndash; ready for summer fun and housewarming BBQs. Ascend the stairs to spacious bedrooms, each a haven of comfort with ample closets and easy access to the main bath. The primary bedroom offers an ample walk-in closet, plus an ensuite bath for those moments of indulgence. The lower level unveils a sprawling rec room &ndash; think movie nights and laughter. Need a quiet corner to work from home or host guests? There's a fourth

bedroom that is up for the challenge. Imagine having a beautifully landscaped backyard that practically extends your living area. The main floor's generous living room, along with the lower level's expansive rec room, make accommodating your growing family and entertaining guests a breeze. Intrigued? Ready to make Arbour Lake your home? This is your chance to experience a community that balances fun and function, and a house that's more than just four walls &ndash; it's a promise of vibrant living. Welcome to your new chapter!