



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

MLS # A2299216



\$719,800

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,866 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Interior Lot, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vinyl Windows		

Inclusions: None

Welcome to this well-maintained home with mountain views from upstairs bedrooms and east facing backyard beside School Playground located in the highly sought-after Only Lake Community of Arbour Lake in NW Calgary. Just 4-minutes walking distance to Arbour Lake School (G5-9), 8-minutes to St. Ambrose School (K-G9) individually and 10 minutes to the community amenities. The main floor provides open concept layouts with a flexible room, a formal dining room with a big side window, a high ceiling living room with large east facing bright windows allowing for tons of natural light in, an updated Kitchen with SS appliances, a large island and a walk-in pantry, and a spacious breakfast area with a French Door leading to a nice composite deck (2020) to the backyard for outdoor entertaining, a 2-piece powder room and a laundry room leading to the Double Garage. You are impressed by a grand staircase with iron railings leading to the upper floor. It provides a primary bedroom with an east facing large window towards the school playground and to take in the morning sunshine, a walk-in closet, and a 4-piece En-Suite, another two west facing bedrooms with gorgeous mountain views and a family 4-piece bathroom. The basement is unfinished with lots of potential to renovate in the future. The updates include Garage Door (2012), Roof (2013), Interior Paint (2014), Electric Car Charger Circuit (Permit-2019, does not come with Charge Point Charger), Natural Gas Outlet (Permit 2020), Furnace and Humidifier (2022), Newer A/C, Newer Water Softner and Tinted Windows. Arbour Lake offers a great community life, and amenities including year-round lake access for water sports, swimming, skating, tennis courts etc., playgrounds, schools, walking/biking paths, YMCA, Library, Crowfoot Crossing, and the Crowfoot LRT Station. Easy access to major commuting routes

such as Crowchild Trail and Stoney Trail to U of C, Downtown, COP and National Parks etc. Call now for your own viewing!