



**141 Arbour Stone Close NW
Calgary, Alberta**

MLS # A2300556



\$785,888

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,984 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Gentle Sloping, No Back Lane, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Some Furniture may be negotiable

Welcome to 141 Arbour Stone Close NW. A bright and spacious home offering four bedrooms on the upper level as well as an open floor plan on the main level totalling 1,984 square feet of living space. The undeveloped walk out basement offers a blank canvas for an additional 900 square feet of living space for you to design to suit your family's needs. The primary bedroom has some spectacular mountain views and an on-suite with a jetted tub. This move-in ready home is a solid investment and offers value-add potential in a consistently desirable NW community. Arbour Lake embodies suburban convenience with well established amenities including shopping, schools, walkable paths, parks and community centre's all with a high satisfaction and pride of ownership. This is the opportunity for you to enjoy the lake lifestyle, mountain views and exceptional every day conveniences that Arbour Lake offers. Convenient access to transit (LRT) and shopping within walking distance. Enjoy the access to multiple arteries such as Crowchild Trail, John Laurie Blvd and Stoney Trail connecting you to the city or a quick getaway to the mountains.