



**121 Arbour Stone Place NW  
Calgary, Alberta**

**MLS # A2302665**



**\$625,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,389 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome home! Fully finished detached home with oversized double garage that's been tastefully updated over the years that features: Nearly 2,000 sq ft of developed living space | 3 bed / 3 bath | Primary room ensuite | Finished basement | A/C | west facing backyard & more on a quiet street in NW Calgary's 'Arbour Lake' - with year-round lake access w/ swimming, skating, scenic pathways, steps to Crowfoot Crossing, one of the area's largest amenity hubs with shopping, restaurants, YMCA, LRT access, and everyday conveniences and so much more! Stepping inside you'll be greeted by the living room, where you'll notice large windows bringing in tons of sunlight. With east exposure on front, and west on the rear, you'll get to enjoy both the morning and evening sunlight! The kitchen and dining room connect seamlessly creating a one of a kind space for entertaining and enjoyment for family and friends alike! The kitchen features: updated island with quartz counters, SS appliances, white glass cabinets, updated fixtures, pantry, lots of storage space, and large patio doors to access rear deck for BBQ! Main level is completed with half bath, laundry. Head upstairs, where you'll find 3 bedrooms. One of which being the primary room. The primary room is a great size with large walk in closet, along with a full ensuite that features: bath/shower combo, vanity, toilet. Finishing the upper level is another shared full bath with bath/shower combo, toilet, vanity. The basement is fully finished so you can move in and start enjoying the home. The basement features large living space, storage space, office, half bath and an area that can possibly be converted to another bedroom! Best of all the backyard features a great size deck, oversized garage, and a lot more space for your enjoyment! Recent updates with approx. years include: Appliances, water tank (2018),

flooring on main (2020), new bathroom basement (2021), quartz counters (2022), Roof (2023), furnace (2024), A/C (2025) & more! With so much to offer, in a lake community, this makes a great place to call home. Book your viewing today, before it's gone.