



2327, 1010 Arbour Lake Road NW  
Calgary, Alberta

MLS # A2302733



**\$499,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,352 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, Underground Sprinklers		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 893
<b>Basement:</b>	None	<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>	Granite Counters, High Ceilings, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** 4 kitchen bar stools

Not-to-miss chance for your new home in this beautifully updated penthouse here in the popular STONECROFT ARBOUR LAKE project;a stunning top floor condo with 2 bedrooms + den, luxury vinyl plank floors throughout, 2 titled underground parking stalls & sensational wraparound balcony. Showcased by expansive 9ft ceilings & natural light, you will just love the open concept flow of this dynamic air-conditioned home, with its gracious West-facing living room with vaulted ceilings & gas fireplace with wall-to-wall windows, spacious South-facing dining room & stylish renovated kitchen with granite counters & raised bar, tile backsplash & stainless steel appliances including Bosch dishwasher & LG induction stove/convection oven. The primary bedroom is a glorious size & comes complete with large walk-in closet & sleek ensuite with built-in cabinets, glass shower & granite-topped vanity. The 2nd bedroom is next to the 2nd full bath&hellip;which has an art-d&eacute;co vessel sink. Great-sized home office with glass French doors & ensuite laundry/storage room with stacking Electrolux washer & dryer. The incredible balcony&hellip;at approx. 270sqft, will surely become your favourite outdoor space for entertaining, relaxing in the fresh open air or to just take in the panoramic views of the surrounding neighbourhood, Nose Hill Park, the foothills & downtown. And in the underground parkade is where you&rsquo;ll find your 2 parking stalls&hellip;side-by-side&hellip;conveniently located just steps from the elevator & your storage locker. Monthly condo fees include heat & water-sewer. The residents of STONECROFT ARBOUR LAKE have access to inviting lounges with kitchens & fireplaces, bike storage, guest suites, workshop & plenty of parking spaces for their visiting friends & family. The popular Arbour Lake Residents Club & the lake

are literally only minutes away&hellip;with sandy beaches, tennis courts & playground, & is the site of year-round community activities: boating, fishing, ice skating & so much more. Prime location here in Northwest Calgary&rsquo;s only lake community walking distance to bus stops & close to neighbourhood schools, & within easy reach is Crowfoot Centre with shopping, restaurants, services & the LRT. Quick access to both Stoney & Crowchild Trails, providing quick access to the University of Calgary & hospitals (Foothills, Alberta Children&rsquo;s & Arthur J. E. Child Cancer Centre), major retail centers, YMCAs (Shane & Melcor), Crowfoot Library & downtown.