



**90 Arbour Stone Crescent NW
Calgary, Alberta**

MLS # A2124968



\$889,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,906 sq.ft.	Age:	2000 (24 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lawn, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home		

Inclusions: None

This beautiful 2-storey 5bedroom+4.5 bathroom walkout home with large balcony off kitchen in Arbour lake community in northwest awaits you. As you step inside into the bright & welcoming open floor plan, you will be impressed by the soaring 17ft vaulted ceilings in the foyer, flex room & dining room open to above creating a grand & spacious feel. Great-sized family room with gas fireplace & expansive kitchen with adjoining nook, eat-in Center Island & corner pantry. Still on the main floor is the 4th bedroom which makes a great home office, laundry with full-sized washer/dryer & a private deck. Kitchen enjoys deep cabinets, pantry, all stainless-steel appliances with gas stove & dining room which can be used for a second living room. A gas fireplace in the living room completes the main floor. Upper level overlooking foyer, 2 master bedrooms with walk-in closet & ensuite and another generously sized bedrooms & a full bath. The basement is completely finished with a 2-bedroom, rec room, bathroom, kitchen & storage area in an efficient & spacious layout. The basement has an in-floor heating efficient system. A short distance away from schools, bus stops & LRT, Arbour Lake residents club & Arbour Lake with its year-round activities: fishing & boating, swimming, ice skating, beaches, tennis courts & playground. There is a tent currently in the basement and are willing to stay long. Basement renting for \$1750/month with 30% utilities.