



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

MLS # A2150151



\$634,500

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,276 sq.ft.	Age:	2000 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, See Remarks		

Inclusions: N/A

Located on Quiet Street in the coveted Arbour Lake community, this exquisite two-story home blends contemporary elegance with thoughtful updates. Recently installed new luxury vinyl plank flooring and plush carpeting throughout, the interior exudes a fresh, modern ambiance. As you step inside, the main floor boasts a seamlessly flowing layout, featuring a bright living room. The adjacent dining area leads into the spacious Kitchen with new stainless steel fridge and ample cabinetry for storage. Upstairs, the master suite includes a double closet, a 3pc ensuite bathroom an additional bedroom, also freshly carpeted and a 4 pc main bathroom. The fully developed basement adds versatility to the home, providing an extra bedroom for guests, recreation area and a convenient bathroom. Outside, the newly landscaped yard is a private oasis, featuring a two-tiered deck perfect for summer barbecues and outdoor lounging. The entire property is fully fenced, offering privacy and security for family and pets alike. Additional features include a built-in vacuum system for convenience, a water softener for improved water quality, and recent upgrades including a new furnace and air conditioning installed in 2023, ensuring comfort year-round. A new roof in 2021 provides peace of mind and enhances the home's curb appeal. This meticulously maintained residence not only offers modern comforts in one of Calgary's most desirable neighborhoods. Discover the perfect blend of style, functionality, and convenience in this turnkey home on Quiet Street.