



206, 88 Arbour Lake Road NW  
Calgary, Alberta

MLS # A2161305



**\$374,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,060 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 734
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

This stunning, freshly painted 2-bedroom end unit condo in the sought-after Stonecroft at Arbour Lake is perfectly situated near the LRT and Crowfoot Centre. The bright and spacious layout features 9-foot ceilings and in-floor heating, creating a warm and inviting atmosphere. The open-concept design includes a large living room with a gas fireplace, a dining area perfect for entertaining, and a beautiful kitchen complete with warm-toned cabinetry, stainless steel appliances, granite countertops, and a large island with a breakfast bar. The master suite offers his and hers closets, a 4-piece ensuite with a deep soaker tub, and direct access to the deck. A second bedroom and another 4-piece main bath add to the comfort and convenience. Additional perks include a deck with a BBQ gas line, two underground parking stalls, and a storage locker. The unit also comes with a stacking washer and dryer. As a corner-end unit, it offers picturesque views of downtown and the mountains. The building provides excellent amenities, including a residents' gym, bike storage, two elevators, and secure indoor visitor parking. This is truly an exceptional unit in a fantastic complex.