



**206, 88 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2196403



\$389,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,060 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 763
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	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.