

## 36 Arbour Stone Close NW Calgary, Alberta

**MLS # A2216615**



**\$875,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,106 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Irregular Lot, Lawn, Level, Low Maintenance		
<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Hot-tub

Welcome to Arbour Lake! This beautifully updated 5-bedroom, 3.5-bathroom home is nestled on a large corner lot in one of the most desirable lake communities in Calgary. With lake access that offers year round, family-friendly amenities like paddle boards, kayaks, pedal boats and more, every day feels like a vacation. Inside, you'll be greeted by an open-concept layout with vaulted ceilings, hardwood flooring throughout the main level, and a beautifully renovated kitchen featuring upgraded appliances. Cozy up by one of the two fireplaces or step out onto the brand-new upper deck looking out to your private hot-tub—perfect for entertaining or relaxing. The walkout basement offers additional living space with a spacious family room, storage, bedroom, bathroom and 2nd fireplace. Triple pane windows, a new air conditioner, and underground sprinklers provide comfort and convenience year-round. Located close to top-rated schools, shopping, recreation, and all major routes, this home is ideal for families seeking a blend of luxury, lifestyle, and location. Don't miss your chance to live in this exceptional home and vibrant community!