

**197 Arbour Stone Close NW**  
**Calgary, Alberta**

**MLS # A2302385**



**\$869,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,048 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Smart Home		

**Inclusions:** Pergola on deck

Welcome to this beautifully updated family home in the sought-after lake community of Arbour Lake, just minutes from year-round lake amenities. Offering nearly 3,000 sq. ft. of developed living space, this property sits on an expansive pie-shaped lot of over 7,500 sq. ft. with rear alley access—perfect for those needing extra space for RV or boat parking with convenient gated entry. Step inside to an impressive front entrance featuring a grand staircase and a spacious formal dining room—ideal for hosting and family gatherings. The main level showcases a functional layout with a bright kitchen complete with quartz countertops, updated tile flooring, and an adjoining dining nook. Just off the kitchen, the inviting living room features a cozy gas fireplace, while remote-controlled curtains add a modern touch. Smart-controlled blinds throughout the main and upper levels provide both convenience and style. The main floor also includes a convenient laundry room with direct access to the garage, along with a 2-piece bathroom. Upstairs, you’ll find four generously sized bedrooms, all equipped with ceiling fans. The primary retreat includes a large walk-in closet and a well-appointed 4-piece ensuite. An additional 4-piece bathroom completes the upper level, making it perfect for growing families. The partially developed walkout basement offers excellent flexibility, featuring a spacious entertainment area with a pool table, a dedicated workshop space, and additional room for storage or future development. Step outside to the covered under-deck patio with a hot tub, seamlessly connecting you to the expansive and beautifully landscaped backyard complete with mature trees and a storage shed. Outdoor living is equally impressive with a large deck, covered pergola, and hanging string lights—ideal for relaxing or entertaining. The front yard is fully

fenced with a gate, creating a private front seating area perfect for enjoying your morning coffee. This home has been thoughtfully updated over the years, including newer shingles, hot water tank, flooring, a renovated upper-level bathroom, a replaced garage door, and upgraded exterior siding with a more modern finish—providing peace of mind and move-in-ready comfort. A rare opportunity to own a spacious, feature-packed home on a premium lot in one of Calgary's most desirable lake communities.