

**3339, 1010 Arbour Lake Road NW**  
**Calgary, Alberta**

**MLS # A2308145**



**\$348,800**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,008 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Oversized, Parkade, See Remarks, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 656
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Crown Molding, French Door, High Ceilings, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	PORTABLE AIR CONDITIONER		

THIS MOVE- IN READY TOP FLOOR UNIT IS ONE OF THE BEST DESIGNED FLOORS PLANS IN THE COMPLEX! This bright two-bedroom unit with den, two bathrooms and in-suite laundry is located in sought after Stonecroft at Arbour Lake! A spacious condo that features large windows for lots of natural light throughout. Nine-foot ceilings and vaulted living room. Enjoy entertaining in your spacious living room, featuring an inviting gas fireplace and French door to your private balcony with gas outlet - a perfect place for your morning coffee! Room for your dining room furniture. A large open design kitchen with an abundance of maple cabinets, deep drawers, and wall pantry with pull out shelves. Lots of counter space and the nine foot raised eating bar is perfect when entertaining. The Den provides the perfect home office or quiet retreat with double glass French doors and glass wall. Spacious and bright primary bedroom with walk-in closet featuring custom closet organizers. Three-piece ensuite bathroom with oversize walk-in glass shower with seat. Second bedroom with large window. Large four-piece main bathroom featuring a deep soaker tub/shower, full size stacking washer and dryer. Secure titled oversize indoor parking stall #126 and assigned private storage locker #127. A spacious vaulted welcoming lobby with sitting area, elegant stairs to the upper floors plus elevators. Residents have access to inviting large games/library /entertainment room with full kitchen, two-piece bathroom, library, dining area and lots of comfortable seating for a gathering. Secure designated bicycle storage. Guest suite available in the building and plenty of parking spaces for visiting friends & family. The popular Arbour Lake Residents Club & The Lake are literally only minutes away offering sandy beaches, tennis courts and year-round community activities. Northwest

Calgary's only lake community that is walking distance to bus stops & within easy reach of Crowfoot Centre with shopping, restaurants, services, YMCA, Crowfoot Library and the LRT. Quick access to both Stoney & Crowchild Trails, providing quick access to the University of Calgary & Foothills Hospital, Arthur J. E. Child Cancer Centre and Children's Hospital. Pet friendly, see pet information in the documents. Please see the drone video.