

**408, 88 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2319460



\$329,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	856 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 628
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: TV mounts and TV's included in living room and primary bedroom

THIS COULD BE THE ONE! The Stonecroft in desirable Arbour Lake is a premier address with close proximity to Crowfoot shopping area and the Crowfoot LRT. Not to mention a short drive out to the Canadian Rocky Mountains, YYC airport and so much more. This stunning TOP FLOOR UNIT showcases RARE vaulted ceilings in the living area and primary bedroom. Featuring 2 bedrooms, 2 full bathrooms, bonus den/office space, gorgeous kitchen with stainless steel appliances & granite counters, window coverings, stacked washer/dryer and newer carpet. Step out on your beautiful balcony with BBQ gas outlet and enjoy the stunning downtown views, definitely a must see and the perfect place to enjoy some quiet time this summer. The complex boasts 2 underground parkades, 1 for residents and 1 for visitors, not to mention a 4th floor party room, 3rd floor exercise room, bike room, storage rooms, 2 elevators and an impressive grand lobby. Other highlights include 1 assigned underground parking stall, 1 assigned storage locker in a secure storage room and access to the only Lake in NW Calgary. Enjoy the beach, boating, fishing, tennis and rent out the private area for birthdays and gatherings at the Arbour Lake Clubhouse. If you have children, there are multiple schools all within walking distance. This is the total package, call your favorite realtor and book your private showing today. VIRTUAL TOUR AVAILABLE!