

27 Arbour Stone Way NW
Calgary, Alberta

MLS # A2341066



\$899,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,181 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Welcome to 27 Arbour Stone Way NW — a bright and open two-storey home with a walkout basement LEGAL suite, set on a quiet street backing onto a green pathway with beautiful city and mountain views. This property offers over 3000 sq. ft. of developed living space, 4 bedrooms, 3.5 baths, hardwood floors throughout, an oversized double garage, a sunny south-facing backyard, and huge decks on both the main and walkout levels. The main floor flows from the formal dining room/office into a spacious kitchen with pantry and raised eating bar, overlooking the living room with a gas fireplace and a bright eating area. The upper level features a large bonus room with vaulted ceiling and front balcony, a generous primary suite with walk-in closet, 5-piece ensuite, and private south-facing balcony, plus two additional bedrooms — all finished with hardwood flooring. The LEGAL walkout basement suite provides exceptional space for extended family or the opportunity to generate extra income. The suite includes a comfortable living room, bedroom, second kitchen, full bath with double sinks, brand-new washer and dryer, in-floor heating, and direct access to a large ground-level deck. The home has been well loved and carefully maintained, with recent updates including a new roof (2023) and high-efficiency furnace and hot water tank (2023). Arbour Lake is NW Calgary's only four-season lake community, offering swimming, boating, fishing, skating, tennis courts, and year-round activities at the Lake Clubhouse. This prime location is within walking distance to Crowfoot LRT, Crowfoot Crossing, the library, YMCA, and excellent schools, with easy access to major routes. Come view this fantastic home today.