

1314, 1010 Arbour Lake Road NW
Calgary, Alberta

MLS # A2342677



\$299,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	963 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Underground Sprinklers		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 618
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Don't miss out on this chance to make your home in this fantastic top floor home in the popular STONECROFT AT ARBOUR LAKE condo project. This lovely 2 bedroom + den unit enjoys 9ft ceilings & maple kitchen with laminate floors, secure titled underground parking stall, covered balcony with wide open views & residents' amenities including bike storage & workshop. You'll absolutely love the comfortable & open feel of this dynamite home, with its expansive high ceilings, large living room with toasty gas fireplace & vaulted ceilings, open concept dining room area & sunny kitchen with raised bar & stainless steel appliances. The primary bedroom is a great size & has a walkthrough closet leading into the bright full bathroom. The 2nd bedroom also has a large closet & is located on the opposite side of the condo giving you that extra bit of privacy. Insuite laundry with space-saving Whirlpool washer/dryer. Facing North, the balcony has a natural gas line for your BBQ & is the perfect spot to just relax & unwind after a long day. In the underground parkade is your "end unit" parking stall which is conveniently located next to a storage room & your separate locker. Monthly condo fees include heat & water-sewer. The residents of STONECROFT AT ARBOUR LAKE have access to inviting lounges with kitchens & fireplaces, bike storage, guest suites, workshop & plenty of parking spaces for their visiting friends & family. The Arbour Lake Residents Club & the lake are literally moments away with its sandy beaches, tennis courts & playground, & is the site of year-round community activities: fishing, boating, ice skating & so much more. Walking distance to bus stops, close to neighbourhood schools & all the shopping, restaurants & the LRT at Crowfoot Centre. Easy access to both Stoney & Crowchild Trails,

providing a quick commute to the University of Calgary & hospitals (Foothills, Alberta Children’s & Arthur J. E. Child Cancer Centre), major retail centers, YMCAs (Shane & Melcor), Crowfoot Library & downtown.