

1305, 1010 Arbour Lake Road NW
Calgary, Alberta

MLS # A2346333



\$450,000

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,353 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Side By Side, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 893
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Closet Organizers, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the sought after NW lake community of Arbour Lake offering you breathtaking and unobstructed views of the mountains. Step inside and prepare to be impressed. This spacious 1,351 sq. ft. home offers a bright, open layout with an abundance of natural light and sweeping views from its desirable SW-facing wraparound balcony. The well-designed floor plan features 2 spacious bedrooms, a large private den which is bigger than an average bedroom, 2 full bathrooms including your lovely ensuite spa, and plenty of room to make yourself at home. The bright updated kitchen offers an abundance of cabinetry, with newer quartz countertops, while the cozy gas fireplace creates a warm and inviting living space. The primary bedroom features a generous walk-in closet, with in-suite laundry adding everyday convenience. Two titled underground parking stalls are conveniently located right beside the elevator, along with a massive, assigned storage locker plus rare bike and tire storage. Located in the desirable Stonecroft complex in Arbour Lake, residents enjoy access to a guest suite, party/social room, and ample visitor parking. This location is hard to beat, with easy access to Stoney Trail, Crowchild Trail, and minutes from public transport including the Crowfoot LRT station, making commuting around the city a breeze, while, parks, playgrounds, schools, shopping, a movie theatre, popular restaurants, coffee shops, and numerous amenities are all close by. A rare opportunity to enjoy spacious condo living, incredible views, and an unbeatable location! All of this at an amazing price, it will not last, so call today!