



**141 Arbour Stone Close NW  
Calgary, Alberta**

**MLS # A2300556**



**\$779,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,984 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Gentle Sloping, No Back Lane, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Some Furniture may be negotiable

Welcome to 141 Arbour Stone Close NW, a bright and spacious home offering 4 bedrooms on the upper level as well as an open floor plan with raised ceilings on the main level totalling 1,984 square feet of living space. The main floor has a large open kitchen with island, living area with raised ceilings, an enclosed den/office space, a dining room, laundry room, a powder room and a second living area. The top floor has 4 bedrooms and two bathrooms, plenty for a growing family. The primary bedroom has spectacular mountain views and an on-suite with a jetted tub. The undeveloped walk out basement offers a blank canvas for an additional 900 square feet of living space for you to design to suit your family's needs and wants by adding plenty of space to your lifestyle. This move-in ready home is a solid investment and offers value-add potential if developing the walkout basement. Arbour lake is a mature, safe and consistently desirable NW community. Arbour Lake is the only NW community with a lake and as a member of the community, you would have full access to the lake and all the community center activities. Swimming, fishing, boating, tennis and in the winter, skating and fireworks. Arbour Lake embodies suburban convenience with well established amenities including shopping, schools, walkable paths, parks and community centre's all with a high satisfaction and pride of ownership. This is the opportunity for you to enjoy the lake lifestyle, mountain views and exceptional every day conveniences that Arbour Lake offers. Convenient access to transit (LRT) and shopping within walking distance. Enjoy the access to multiple arteries such as Crowchild Trail, John Laurie Blvd and Stoney Trail connecting you to the city center or a quick getaway to the mountains. Assessment for 2026 is \$805,000.00. Contact your realtor and book a showing today as this listing will

not last.