



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

MLS # A2316191



\$719,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home		

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 CEILING 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, BATHROOM and a SECOND LIVING AREA. The TOP FLOOR has 4 BEDROOMS and a BATHROOM, plenty for a growing family. The PRIMARY BEDROOM has SPECTACULAR MOUNTAIN VIEWS and an ENSUITE BATHROOM 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. It can accomodate 2 additional bedrooms, a bathroom, a large kitchen area and a living room when developed. 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 an owner, 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 CENTERS 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 or a quick getaway to the mountains. NEW HOT WATER TANK MAY 2026. PLEASE NOTE THAT WITH A SMALL INVESTMENT AND A BIT OF LOVE, THIS HOME HAS HUGE UPSIDE POTENTIAL. Contact today as this listing will not last.