



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

194 Arbour Stone Rise NW
Calgary, Alberta

MLS # A2318323



\$664,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Arbour Lake | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,551 sq.ft. | Age: | 1998 (28 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.01 Acre | | |
| Lot Feat: | Close to Clubhouse, Conservation, Landscaped, Lawn, No Back Lane, Open | | |

| | | | |
|--------------------|--|-------------------|-------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-CG1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Laminate Counters, No Smoking Home, Pantry, Storage | | |

Inclusions: N/A

Welcome to this beautifully maintained 1,550 sq. ft. family home offering the perfect blend of comfort, convenience, and lifestyle. Featuring 3 spacious bedrooms and thoughtfully designed living spaces, this home is ideal for families, first-time buyers, or anyone looking to enjoy a peaceful community setting. The bright and inviting interior has been exceptionally cared for and offers plenty of room for everyday living and entertaining. The large yard provides endless possibilities for outdoor enjoyment, gardening, or family gatherings. Located just minutes from schools, shopping, parks, and everyday amenities, this home also includes sought-after lake access for year-round recreation. Situated away from busy streets and perched higher up in the community this home offers a quiet and safe family location. Wake up to stunning mountain views from the primary bedroom, creating the perfect retreat at the end of the day. A wonderful opportunity to own a move-in-ready home in a desirable location with nature, convenience, and community all at your doorstep. This home has been updated with central AC (2022), newer furnace (2019), newer hot water tank (2021) and newer hail resistant roof shingles (2021), freshly painted and new bathroom flooring as well as new washer and dryer) so that all you have to do is move in and enjoy all the benefits of this wonderful lake community this summer.