



GRASSROOTS
REALTY GROUP

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235 Arbour Stone Place NW
Calgary, Alberta

MLS # A2339739



\$699,999

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,879 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Basketball hoop in back alley, Shed in back yard, Central Vacuum System (No attachments)

Welcome to 235 Arbour Stone Place, a spacious and beautifully updated 5-bedroom, 3.5-bathroom family home including a fully developed basement and an exceptional location in the highly sought-after lake community of Arbour Lake. A long list of major improvements has already been completed: the roof, furnace, central A/C, carpet, and window/ door upgrades were all finished within the past five years. In 2026, the home received two new hot water tanks along with fresh paint throughout, including walls, doors and trim — offering buyers an impressive combination of comfort, efficiency and peace of mind. The bright main floor features a functional open layout with a spacious living room centred around a gas fireplace and large windows bringing in plenty of natural light. The kitchen offers ample cabinetry, stainless steel appliances, a large centre island, pantry and generous workspace, while the adjoining dining area overlooks the backyard and provides direct access to the rear deck. A convenient 2-piece bathroom, mudroom, main-floor laundry and access to the double attached garage complete this level. Upstairs, the oversized bonus room creates an impressive second living space, perfect for a media room, playroom, home office or family lounge. Three bedrooms are located on this level, including the spacious primary bedroom with walk-in closet and private 4-piece ensuite. Two additional bedrooms share another full 4-piece bathroom, with one of the bedrooms featuring specialized medical-grade wall construction. The fully developed basement adds even more versatility with two additional bedrooms, including a large bedroom/rec room that can easily serve as additional living or recreation space depending on your needs. A full 4-piece bathroom and excellent storage complete the lower level. The basement also features proper egress windows,

which were upgraded to meet modern building code requirements. One of the home's standout features is its setting with no neighbours directly behind. The backyard opens onto green space, trails and pathways, creating an open and private feel complemented by beautiful mountain views, along with views toward Canada Olympic Park from the bonus room. The large rear deck and fenced yard provide plenty of space to relax, entertain and enjoy the surroundings, while a storage shed and dog run add extra convenience. The location is equally impressive, with Crowfoot Crossing and virtually every major amenity within walking distance, including shopping, restaurants, groceries, services, transit and the Crowfoot LRT station. Schools, parks, pathways and Arbour Lake's private lake amenities are all nearby, with quick access to both Crowchild Trail and Stoney Trail. With five bedrooms, multiple living spaces, 3.5 bathrooms, substantial recent upgrades, no neighbours behind and an exceptionally convenient location, 235 Arbour Stone Place NW offers a fantastic combination of space, comfort and lifestyle in one of Calgary's most established lake communities