



GRASSROOTS
REALTY GROUP

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57 Arbour Stone Crescent NW
Calgary, Alberta

MLS # A2345295



\$660,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,578 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry		

Inclusions: n/a

Nestled in the heart of Arbour Lake is where you will find this immaculate family home offering a wonderful combination of comfort, space, and location. The bright, inviting main floor features a gorgeous kitchen complete with granite countertops, a large island with an undermount sink, a corner pantry, almost all new stainless steel appliances, and plenty of cupboard space. The adjoining living room is warmed by a corner gas fireplace, perfect for relaxing with family and friends. A cozy dining area to enjoy those family meals. Direct access to a large sunny deck that is ideal for relaxing and hosting those summer bbqs. Upstairs, you'll find a spacious primary bedroom with dual closets and a full four-piece ensuite. Two more bedrooms plus a four-piece bath. In addition, you will be pleased to discover an upper-floor den that provides an ideal space for a home office, study area, or quiet reading nook. The newly developed basement adds even more living space, complete with a recreation room, fourth bedroom, and three-piece bathroom. Additional highlights include a high-efficiency furnace that has just been cleaned, a water softener, and plenty of storage. A fully fenced, sunny southwest-facing backyard offers plenty of room for the kids and pets to play. Located on a quiet street close to schools, public transportation, parks, bike paths, and Arbour Lake's community lake and clubhouse. This beautifully maintained home is ready for its next family.