

36 Arbour Stone Close NW
Calgary, Alberta

MLS # A2216615



\$875,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,106 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Irregular Lot, Lawn, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Hot-tub		

Welcome to Arbour Lake! This beautifully updated 5-bedroom, 3.5-bathroom home is nestled on a large corner lot in one of the most desirable lake communities in Calgary. With lake access that offers year round, family-friendly amenities like paddle boards, kayaks, pedal boats and more, every day feels like a vacation. Inside, you'll be greeted by an open-concept layout with vaulted ceilings, hardwood flooring throughout the main level, and a beautifully renovated kitchen featuring upgraded appliances. Cozy up by one of the two fireplaces or step out onto the brand-new upper deck looking out to your private hot-tub—perfect for entertaining or relaxing. The walkout basement offers additional living space with a spacious family room, storage, bedroom, bathroom and 2nd fireplace. Triple pane windows, a new air conditioner, and underground sprinklers provide comfort and convenience year-round. Located close to top-rated schools, shopping, recreation, and all major routes, this home is ideal for families seeking a blend of luxury, lifestyle, and location. Don't miss your chance to live in this exceptional home and vibrant community!