



# 224 Arbour Stone Rise Calgary Alberta

\$675,000

Looking for the perfect family home? Look no further! This beautifully maintained residence in the popular lake community of Arbour Lake in NW Calgary offers everything a family could desire. Featuring mountain views, a total of 2200 sq. feet, a huge lot, 3 spacious bedrooms, a generous bonus room, and a fully finished basement, this home has been freshly painted, with new light fixtures and 2 new windows installed. On the main floor, you'll find a cozy den, a welcoming living room, a spacious eat-in kitchen, a laundry room, and a double attached garage. The living room is sunny and bright, with a cozy gas fireplace and easy access to your fully landscaped and fenced rear yard and huge deck--a perfect spot for your summer gatherings. Upstairs, you will discover a very large primary bedroom, with room for king-sized furniture, plus two more good-sized bedrooms, a family bath, and a sunny bonus room--a great space for your growing family. Your new home is conveniently located across the street from the walkway to the playground of Arbour Lake School (grades 5 to 9), and close to the YMCA, LRT, and Crowfoot Shopping Mall. Recent renovations include a newer furnace and air conditioner (2021), roof (2013), fresh paint on the main floor and exterior (2024). Additional features include: mountain view from the front porch, new washer and dryer (2022), basement renovated in 2018 with 7 mm+ vinyl plank flooring and rough-in for bathroom, partial removal of Poly-B plumbing, setup for optical fiber internet, and a nest thermostat. As a resident, you'll have access to the Lake, which includes amenities such as the beach, kayaking, and fireworks. This home is ready for you to move in and enjoy! (id:6769)

Recreational, Games room 25.92 Ft x 13.83 Ft  
Storage 5.58 Ft x 8.75 Ft  
Storage 9.00 Ft x 11.25 Ft  
Furnace 10.67 Ft x 4.83 Ft  
2pc Bathroom 4.92 Ft x 4.75 Ft  
Kitchen 15.67 Ft x 16.50 Ft  
Living room 11.42 Ft x 10.92 Ft

Office 12.17 Ft x 9.00 Ft  
4pc Bathroom 9.67 Ft x 4.92 Ft  
4pc Bathroom 8.58 Ft x 4.92 Ft  
Bedroom 9.75 Ft x 9.08 Ft  
Bedroom 12.17 Ft x 10.92 Ft  
Primary Bedroom 14.50 Ft x 13.83 Ft  
Family room 14.58 Ft x 11.08 Ft

Listing Presented By:



Originally Listed by:

RE/MAX Realty Professionals



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100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca