

111 Arbour Stone Crescent Calgary Alberta

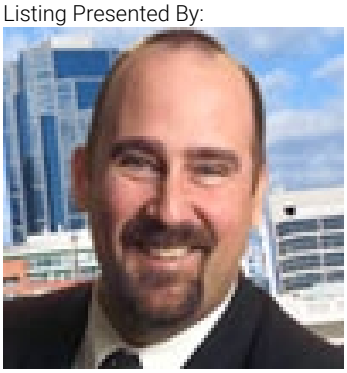
$729,900

This beautifully renovated home sits on a quiet crescent in Arbour Lake, one of Calgary's most established and desirable lake communities. With 1,224 sq. ft. on the main level plus a bright 1,000 sq. ft. legal basement suite, this home offers more than 2,200 sq. ft. of developed living space, extensive recent renovations and the benefit of a proven income-producing suite.The spacious front foyer immediately gives the home a feeling of light and openness. The main level has been completely refreshed with a professionally renovated custom kitchen, two new bathrooms, new flooring and professional paint throughout. The east-facing kitchen is filled with morning light and includes excellent storage, pantry and washer/dryer. Beautiful tiger-eye hardwood flows through the living room, dining area and hallway, with Rocky Mountain views from the living room.The main level includes three bedrooms and two full bathrooms, all newly updated. Recent improvements include a brand-new roof, new hot water tank, newer furnace and a new deck.The legal lower suite is a standout feature. With its own backyard entrance just four steps down, it feels bright and open rather than like a typical basement. Large windows bring in plenty of natural light and, at approximately 1,000 sq. ft., it offers two large bedrooms, a spacious living room open to the kitchen, full appliances and its own washer and dryer. The suite has two exits, a sprinkler system, is registered with the City of Calgary and has generated approximately $18,000 in annual rental income.The location is another reason this home has been such a great property. The crescent sees very little through traffic, yet Arbour Lake is less than a two-minute drive away. Lake membership offers swimming, boating and fishing in the warmer months, along with skating and other winter activities -- a true four-season recreational lifestyle right ...

Storage 6.08 Ft x 10.33 Ft
Furnace 7.17 Ft x 7.25 Ft
Other 15.00 Ft x 10.42 Ft
4pc Bathroom 6.83 Ft x 7.75 Ft
Primary Bedroom 11.92 Ft x 9.92 Ft
Bedroom 11.92 Ft x 9.92 Ft

Other 4.92 Ft x 6.83 Ft
Other 7.58 Ft x 6.50 Ft
Other 12.92 Ft x 11.00 Ft
Pantry 3.67 Ft x 3.67 Ft
Other 21.33 Ft x 17.50 Ft
Bedroom 8.83 Ft x 11.92 Ft

Listing Presented By:



Originally Listed by:
TREC The Real Estate Company

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Other 3.58 Ft x 8.00 Ft

Family room 16.25 Ft x 13.17 Ft

Bedroom 11.92 Ft x 9.08 Ft

4pc Bathroom 4.83 Ft x 8.50 Ft

Primary Bedroom 12.08 Ft x 12.33 Ft

4pc Bathroom 4.92 Ft x 7.00 Ft

Living room 10.92 Ft x 19.67 Ft