



## 88 Arbour Lake Road Calgary Alberta

\$314,900

Incredible value here in this terrific 2 bedroom + den condo in Stonecroft's popular WEST in Arbour Lake, just minutes walk to the LRT & all the top-notch shopping, restaurants & theatres at Crowfoot Centre. This beautifully upgraded 4th floor unit boasts 9ft ceilings & infloor heating, stylish kitchen with granite counters & 2 underground parking stalls for your exclusive use. Bright & airy open concept design featuring spacious living/dining room with gas fireplace, dedicated home office & maple kitchen with granite counters & Whirlpool stainless steel appliances. Master bedroom with walkthru closet into the ensuite with separate shower & soaker tub. On the opposite side of the condo is the 2nd bedroom & 2nd full bath with shower/tub combo. Convenient ensuite laundry closet with space-saving Samsung washer & dryer, tile floors in the bathrooms & kitchen, Hunter Douglas blinds, separate storage locker & covered balcony with natural gas line for your BBQ. Residents of WEST also enjoy bike storage, 2 elevators, craft room, separate parkade for your visitors, meeting rooms & exercise room. The Arbour Lake Residents Club & the lake are literally moments away...with its sandy beaches, tennis courts & playground, & is the site of year-round community activities: fishing, boating, ice skating & so much more. Unbeatable location within walking distance to bus stops, close to neighbourhood schools & all the shopping, restaurants & the LRT at Crowfoot Centre are within easy reach. Quick access to both Stoney & Crowchild Trails, providing easy access to the University of Calgary & hospitals (Foothills, Alberta Children's & Arthur J. E. Child Cancer Centre), major retail centers, YMCAs (Shane & Melcor), Crowfoot Library & downtown. (id:6769)

4pc Bathroom Measurements not available

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Living room 15.25 Ft x 10.58 Ft

Dining room 13.25 Ft x 12.42 Ft

Kitchen 11.08 Ft x 7.83 Ft

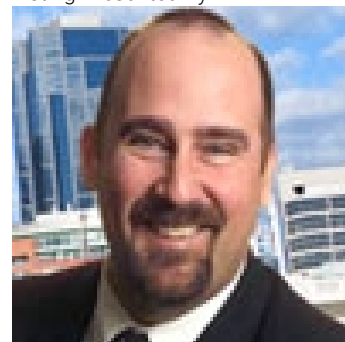
Den 8.92 Ft x 8.00 Ft

Laundry room 7.58 Ft x 2.92 Ft

Primary Bedroom 13.42 Ft x 9.83 Ft

Bedroom 12.58 Ft x 8.50 Ft

Listing Presented By:



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