

\$875,000 - 36 Arbour Stone Close Nw, Calgary

MLS® #A2216615

\$875,000

5 Bedroom, 4.00 Bathroom, 2,106 sqft

Residential on 0.13 Acres

Arbour Lake, Calgary, Alberta

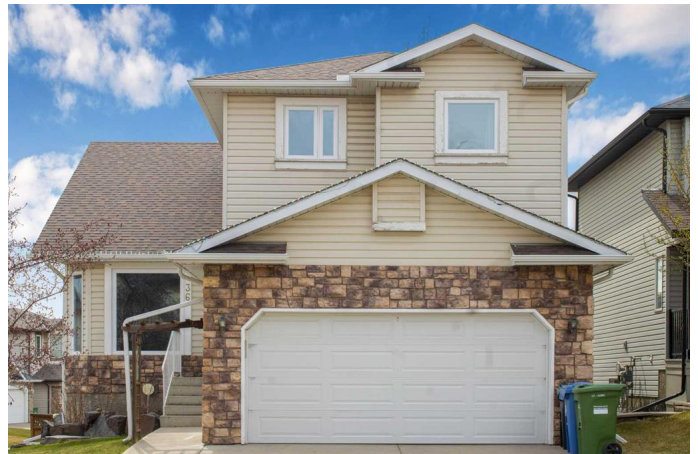
Welcome to Arbour Lake! This beautifully updated 5-bedroom, 3.5-bathroom home is nestled on a large corner lot in one of the most desirable lake communities in Calgary. With lake access that offers year round, family-friendly amenities like paddle boards, kayaks, pedal boats and more, every day feels like a vacation.

Inside, youâ€™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-tubâ€”perfect for entertaining or relaxing. The walkout basement offers additional living space with a spacious family room, storage, bedroom, bathroom and 2nd fireplace. This area could easily be converted to a suite. 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.

Donâ€™t miss your chance to live in this exceptional home and vibrant community!

Built in 2000



Essential Information

MLS® #	A2216615
Price	\$875,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,106
Acres	0.13
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	36 Arbour Stone Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4T1

Amenities

Amenities	Beach Access, Park, Parking, Picnic Area, Playground
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2

Interior

Interior 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)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Irregular Lot, Lawn, Level, Low Maintenance Landscape, Private, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2025
Days on Market	4
Zoning	R-CG
HOA Fees	294
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.