

**206, 88 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2161305



\$374,900

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|------------------|--|---------------|-------------------|
| Division: | Arbour Lake | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 1,060 sq.ft. | Age: | 2008 (16 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Assigned, Heated Garage, Parkade, Secured, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | In Floor | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 734 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s) | | |

Inclusions: N/A

This stunning, freshly painted 2-bedroom end unit condo in the sought-after Stonecroft at Arbour Lake is perfectly situated near the LRT and Crowfoot Centre. The bright and spacious layout features 9-foot ceilings and in-floor heating, creating a warm and inviting atmosphere. The open-concept design includes a large living room with a gas fireplace, a dining area perfect for entertaining, and a beautiful kitchen complete with warm-toned cabinetry, stainless steel appliances, granite countertops, and a large island with a breakfast bar. The master suite offers his and hers closets, a 4-piece ensuite with a deep soaker tub, and direct access to the deck. A second bedroom and another 4-piece main bath add to the comfort and convenience. Additional perks include a deck with a BBQ gas line, two underground parking stalls, and a storage locker. The unit also comes with a stacking washer and dryer. As a corner-end unit, it offers picturesque views of downtown and the mountains. The building provides excellent amenities, including a residents' gym, bike storage, two elevators, and secure indoor visitor parking. This is truly an exceptional unit in a fantastic complex.