

# \$769,900 - 221 Arbour Stone Close Nw, Calgary

MLS® #A2244375

**\$769,900**

5 Bedroom, 4.00 Bathroom, 1,969 sqft

Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

221 Arbour Stone Close NW: Welcome to this beautifully maintained, 2 story walkout home in Arbour Lake. Offering just under 2900 sq ft of developed living space, this desirable 2-storey home features 4 bedrooms up, 2 full baths and 2 half baths and a double attached heated garage. The open-concept main floor showcases vinyl plank flooring, a HUGE kitchen with ample cabinets and counter space, newer stainless steel appliances (including duel fuel range with split ovens), and a walk-in pantry. Enjoy the sunny breakfast nook with deck access, a spacious living room with gas fireplace and soaring open to above ceiling, a formal dining room/den in the front of the home, a convenient laundry/2-piece powder room and large entry mudroom. Upstairs, the primary retreat features a 4-piece ensuite with sizeable vanity, soaker tub, and a separate shower as well as a walk in closet. Three additional generous bedrooms share another 4-piece bathroom. The fully developed walk-out basement includes a large rec room with gas fireplace, a gym area, a fifth bedroom, and a 2-piece bathroom. Step outside to the beautiful South backyard with mature trees, a covered concrete paver patio, and has alley access for extra space and convenience! Pride of ownership and care shines throughout this home and it's ready for a new family! Located in Calgary's only NW lake community, Arbour Lake offers year-round lake access for swimming, water sports, skating, and more. This community is near



schools, parks, playgrounds, Crowfoot Crossing, the Crowfoot LRT station, and major roadways - including Stoney Trail and Crowchild Trail. Call for more info!

Built in 2000

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244375    |
| Price          | \$769,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 1,969       |
| Acres          | 0.10        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 221 Arbour Stone Close Nw |
| Subdivision | Arbour Lake               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3G 4T1                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s) |
|-------------------|----------------------------------------------------------------------------------------|

|                 |                                                                                               |
|-----------------|-----------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Range Hood, Refrigerator, Washer |
| Heating         | Forced Air                                                                                    |
| Cooling         | Central Air                                                                                   |
| Fireplace       | Yes                                                                                           |
| # of Fireplaces | 2                                                                                             |
| Fireplaces      | Basement, Gas, Living Room                                                                    |
| Has Basement    | Yes                                                                                           |
| Basement        | Finished, Full, Walk-Out                                                                      |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Other                                  |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Lawn |
| Roof              | Asphalt Shingle                        |
| Construction      | Wood Frame                             |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 2               |
| Zoning         | R-CG            |
| HOA Fees       | 289             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Ally Realty |
|----------------|-------------|

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