



\$ 655,000.00

## 52 ARBOUR STONE CLOSE NW CALGARY

<https://paulbrinton.com>

Open house Sat, Nov 27, 1-3 pm. Wow! What a great opportunity to own this renovated and fully finished large 2-storey family home with a WALK-OUT basement with its own separate entrance in Arbour Lake. Total of 6 bedrooms (4+2), 3.5 bath, over 3,100 sq.ft of luxurious living space, including...

- 6 beds
- 4 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1162418

**Type:** Detached

**Bedrooms:** 6

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-29 17:46:15

**Bathrooms:** 4

**Bedrooms Above Grade:** 4

**Date added:** 11/23/21

**Two Piece Bath:** 1

**Lot size:** 4542 sq ft

**Year built:** 2001

**Parking:** Double Garage Detached, Garage Door Opener, Oversized

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Association Amenities:** Beach Access, Boating, Parking

**Community Features:** Clubhouse, Fishing, Lake, Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Total Parking:** 4

**Flooring:** Carpet, Hardwood, Linoleum

**Fireplace Features:** Family Room, Gas, Tile

**Exterior Features:** Private Entrance, Private Yard

**District:** CAL Zone NW

**Inclusions:** Washer and dryer (basement), refrigerator (basement)



**Interior Features:** Breakfast Bar,Built-in Features,Central Vacuum,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Pantry,Separate Entrance,Storage,Walk-In Closet(s),Wet Bar

**Lot Features:** Back Yard

**Roof Type:** Asphalt Shingle

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Separate/Exterior Entry **Levels:** Two , Walk-Out

**Laundry features:** Main Level

**Zoning:** R-C1

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 296.54

**Title Land:** Fee Simple

**Photo Count:** 32

**Rooms Above Grade:** 9

**Construction Materials:** Brick,Vinyl Siding,Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 11.08M 36`4"

**Appliances:** Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings

**Living Area SF:** 2258.70

**Subdivision Name:** Arbour Lake

**Structure Type:** House

**Lot Size Acres:** 0.10

**Restrictions:** None Known

