

**2230, 1010 Arbour Lake Road NW**  
**Calgary, Alberta**

**MLS # A2218158**



**\$385,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	949 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 600
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this MOVE-IN-READY 2-bedroom, 2-bathroom with a DEN property in the desirable Stonecroft of Arbour Lake. Stonecroft Arbour Lake is a beautifully maintained complex with exceptional amenities, including a common area social room with a kitchen, a guest suite available for rent, fantastic wood shop, beautiful garden and fountain and plenty of visitor parking. The open concept floor plan includes 9ft ceiling, a spacious living room, cozy corner gas fireplace and dedicated dining area. Also, a large covered balcony, with gas line making it perfect for your bbq, ideal for entertaining or relaxing. The master bedroom features a walk-in closet and 3 piece en-suite. The second bedroom is equally well-appointed and another 4-piece bathroom. There is a den/home office with French doors provides a quiet and functional workspace. Additional conveniences include in-suite laundry and an assigned storage locker. Walking distance to the very popular Crowfoot Crossing offering all the goods and services you'll need - Walking distance to the C-Train - close to parks and schools - quick & convenient access to all major routes - Access to your own private lake park, paddle boats, fishing, tennis courts, skating, community events and much more! Don't miss the opportunity to make this condo your own!