

# \$675,000 - 63 Arbour Stone Close Nw, Calgary

MLS® #A2250474

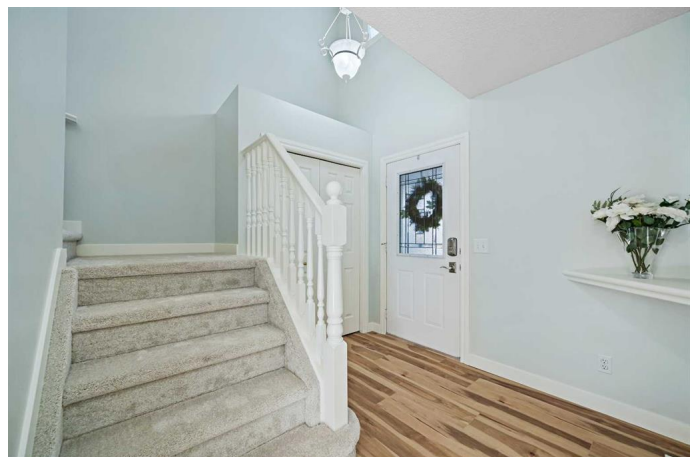
**\$675,000**

4 Bedroom, 3.00 Bathroom, 1,553 sqft

Residential on 0.09 Acres

Arbour Lake, Calgary, Alberta

**\*JOIN US AT OUR OPEN HOUSE THIS SATURDAY, SEPTEMBER 20 FROM 12-3PM\*** Enjoy lake access with the best value in prestigious Arbour Lake! Step inside this bright and welcoming family home, where youâ€™re greeted by soaring double-height ceilings and an abundance of natural light. The main floor has been refreshed with brand-new luxury vinyl plank flooringâ€”stylish, durable, and perfect for kids and petsâ€”along with fresh paint throughout. The kitchen is bright and modern, featuring crisp white cabinetry, a new geometric tile backsplash, stainless steel appliances, and a convenient bar seating area for entertaining. It flows seamlessly into the dining space, which overlooks a fenced backyard complete with a large deckâ€”ideal for summer barbecues. A cozy living room with a gas fireplace, plus a main floor laundry room and powder room, are extra convenient. Upstairs, the primary suite offers a walk-in closet and private ensuite, while two additional bedrooms share a full bathroom. The fully developed basement provides extra living space with a large rec room and an additional bedroom, perfect for guests or a growing family. An attached double garage adds to the functionality, and the unbeatable location puts you within walking distance to Arbour Lake School, parks, shopping, and restaurants. With quick access to Crowfoot LRT and Stoney Trail, commuting is easy. Donâ€™t miss your chance to enjoy lake community living at an incredible value! Call your favourite realtor



today to book a showing.

Built in 1999

### Essential Information

MLS® #	A2250474
Price	\$675,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,553
Acres	0.09
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	63 Arbour Stone Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4T2

### Amenities

Amenities	Clubhouse, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 18th, 2025
Zoning	R-CG
HOA Fees	300
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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