Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

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2230, 1010 Arbour Lake Road NW
Calgary, Alberta

MLS # A2218158

$415,000

Division:	Arbour Lake
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	949 sq.ft.	**Age:**	2001 (24 yrs old)
Beds:	2	**Baths:**	2

Garage:	Heated Garage, Stall, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	In Floor, Fireplace(s)	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 600
Basement:	-	**LLD:**	-
Exterior:	Brick, Vinyl Siding, Wood Frame	**Zoning:**	M-C1
Foundation:	-	**Utilities:**	-
Features:	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!