

**1211, 1010 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2256093



\$449,900

Division:	Arbour Lake		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,376 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s)	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 852
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Pantry		

Inclusions: N/A

Beautiful Corner Unit Apartment in Stonecroft with East & South Exposure! This bright 1,376 sq.ft. condo in the desirable Stonecroft complex in Arbour Lake offers 2 Bedrooms + Den, 2 Baths, and an open floorplan designed for comfortable living—just steps to Arbour Lake School. Step into 9’ ceilings and beautiful laminated flooring throughout, leading to a thoughtfully designed Kitchen with ample cabinets and a raised breakfast bar. The Dining Room fits six comfortably and flows into the South- and East-facing Living Room, featuring a gas fireplace and large windows that fill the space with natural light. Step out to the balcony with a gas hookup, where trees in front provide added privacy. The spacious Primary Bedroom includes a ceiling fan, walk-in closet, and a 5-piece ensuite with tub and standing shower. A second well-sized Bedroom, a Den, and an in-suite Laundry Closet with generous storage complete this home. Additional features include 1 Titled Parking and 1 Assigned Storage. Stonecroft is a professionally managed, beautifully landscaped complex featuring a central fountain, social room with kitchen, woodworking shop, and guest suite. This unit is steps to Arbour Lake School, Arbour Lake itself, public transit, and offers easy access to Crowfoot Shopping, YMCA, and Stoney Trail. A bright, spacious, and well-appointed corner unit perfect for anyone looking for comfort, style, and a prime Arbour Lake location with excellent amenities.