

**2120, 1010 Arbour Lake Road NW**  
**Calgary, Alberta**

**MLS # A2231074**



**\$419,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Arbour Lake                        |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,036 sq.ft.                       | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall, Underground                 |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                |                   |          |
|--------------------|----------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | In Floor                                                       | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Laminate                                               | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                                                | <b>Condo Fee:</b> | \$ 645   |
| <b>Basement:</b>   | -                                                              | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Vinyl Siding                                            | <b>Zoning:</b>    | M-C1 d75 |
| <b>Foundation:</b> | Poured Concrete                                                | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Ceiling Fan(s), Crown Molding, Kitchen Island, Quartz Counters |                   |          |

**Inclusions:** Window coverings, key fob(s)

Welcome to Stonecroft at Arbour Lake! This bright and spacious main-floor corner unit offers over 1,000 sq. ft. of stylish living with 2 bedrooms, a den, 2 full bathrooms, and soaring 9 ft. ceilings. Located in the highly desirable lake community of Arbour Lake, you'll enjoy access to Arbour lake, top-rated schools (Arbour Lake Middle, Robert Thirsk High, and St. Ambrose), scenic parks, pathways and playgrounds. Large corner windows bathe the open-concept layout in natural light. The kitchen is thoughtfully designed with a center island, quartz countertops, tile back splash, and white appliances (all replaced within the past 4 years), complemented by a cozy dining nook. The inviting living room features a gas fireplace with mantle, perfect for relaxing or entertaining. A set of double French doors lead to the versatile den, ideal as a home office or reading area. The primary bedroom offers a large closet and private 3-piece ensuite with a walk-in shower. A second spacious bedroom, 4-piece bathroom, and convenient in unit laundry complete the layout. Recent updates include quartz countertops in both the kitchen and bathrooms along with new sinks, faucets, and plumbing. The unit also comes with titled underground parking and a separate assigned storage locker. Stonecroft is a professionally managed, beautifully landscaped complex featuring a central fountain, social room with kitchen, woodworking shop, and guest suite. You're just minutes to the Crowfoot LRT, Crowfoot shopping & entertainment district, YMCA, and public library. This is an exceptional opportunity to own in one of NW Calgary's most sought-after communities. Pride of ownership is evident throughout!