# 98 Arbour Stone Crescent NW

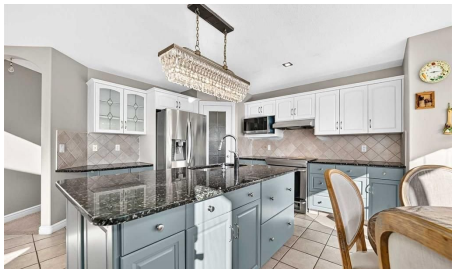
Calgary | Active | MLS® A2355478

**$875,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **5** | **4** | **2000** | **2,195.8 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by Century 21 Bravo Realty

# A closer look

Welcome to 98 Arbour Stone Crescent NW, an exceptional residence in the prestigious lake community of Arbour Lake, where refined elegance, architectural grandeur, and breathtaking views of Canada Olympic Park from all three levels create an extraordinary living experience. Offering 2,195 SQ.FT. above grade and an additional 1,115 SQ.FT. of beautifully developed walkout basement space, this remarkable 5-bedroom home boasts over 3,300 SQ.FT. of sophisticated living space, thoughtfully designed for both elegant entertaining and everyday comfort. From the moment you enter, soaring open-to-below ceilings make an unforgettable first impression, showcasing dramatic architectural details and an impressive sense of openness. The main level features two distinct living areas, both adorned with striking open-to-below designs that elevate the home's character and create an atmosphere of timeless sophistication. An elegant formal dining room sets the stage for memorable gatherings, while the inviting breakfast nook adjoining the kitchen offers a charming setting for more intimate moments. Throughout the residence, exquisite custom-ordered lighting fixtures add a distinctive touch of refinement, complementing the home's thoughtfully curated interior. One of the property's most captivating features is its remarkable vantage point, offering picturesque views of Canada Olympic Park from all three levels, a beautiful backdrop that enhances the home's appeal. Designed with comfort and practicality in mind, additional enhancements include central air conditioning, a water softener, and beautifully finished epoxy garage flooring. The fully developed 1,115 SQ.FT. walkout basement offers an exceptional extension of the living space, complete with its own kitchen and an existing illegal basement suite. Ideal for multigenerational living or accommodating extended family, this versatile lower level provides privacy, functionality, and direct outdoor access. Beyond the residence, discover the exclusive lifestyle of Arbour Lake, one of Northwest Calgary's most coveted communities. Residents enjoy access to a beautiful private lake with year-round recreational opportunities, including swimming, fishing, skating, and lakeside relaxation, subject to community association privileges. Imagine summer afternoons by the water, peaceful evening strolls, and the convenience of having an exceptional recreational retreat moments from home. Ideally situated near schools, parks, scenic pathways, Crowfoot Crossing, fine dining, shopping, and the Crowfoot LRT station, this location offers an effortless balance of tranquility and urban accessibility. With its commanding architectural presence, expansive living spaces, distinctive custom finishes, spectacular Olympic Park views, and versatile walkout basement, this extraordinary property offers a rare opportunity to experience elevated family living in an established lake community. Discover the elegance, embrace the lifestyle, and make 98 Arbour Stone Crescent

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2355478 |
| **Bedrooms** | 5 |
| **Bathrooms** | 4 |
| **Year Built** | 2000 |
| **Property Type:** | Residential |

| | |
|---|---|
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | Yes |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 1 |
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 2,195.8 sq. ft. |
| **Below Grade Finished Area:** | 1,115.3 sq. ft. |
| **HOA Fee Frequency:** | Annually |
| **Acreage:** | No |
| **Lot Area:** | 4,058 sq. ft. |
| **Lot Frontage:** | 40'1" |
| **Front Exposure:** | North |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 8 |
| **Year built:** | 2000 (Age: 26) |
| **Bedrooms:** | 5 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 2 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 0011265 |
| **Heating:** | Central, Natural Gas |
| **Basement:** | Full, Finished, Separate/Exterior Entry, Walk Out |

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|---|---|
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Stucco, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Ceramic Tile, Laminate |
| **Cooling:** | Central Air |
| **Fireplaces:** | 2 |
| **Fireplace Details:** | Basement, Electric |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached, Insulated |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | In Unit |
| **HOA Fee:** | $317.63 |
| **City Quadrant:** | Northwest |
| **Community:** | Arbour Lake |
| **Amenities:** | Beach Access |
| **Appliances:** | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Humidifier, Microwave, Refrigerator, Tankless Water Heater, Washer, Window Coverings |
| **Inclusions:** | Power-operated luxury blinds, zebra blinds and curtains throughout, new toilet seats in all bathrooms |
| **Restrictions:** | None Known |
| **Main Floor** | Laundry · 8'4" × 7'7" · |
| **Main Floor** | Entrance · 9'6" × 7'10" · |

| | |
|---|---|
| **Main Floor** | Office · 10'10" × 9'3" · |
| **Main Floor** | Living Room · 13'1" × 12'6" · |
| **Main Floor** | Family Room · 14'11" × 13'2" · |
| **Main Floor** | Dining Room · 13'1" × 12'4" · |
| **Main Floor** | Pantry · 3'8" × 3'8" · |
| **Main Floor** | Kitchen · 13'1" × 11'11" · |
| **Main Floor** | Nook · 10'11" × 8'9" · |
| **Upper Level** | Walk-In Closet · 6'11" × 6'7" · |
| **Upper Level** | Bedroom - Primary · 16'4" × 12'2" · |
| **Upper Level** | Bedroom · 11'6" × 10'1" · |
| **Upper Level** | Bedroom · 10'4" × 10'1" · |
| **Basement** | Storage · 7' × 3'3" · |
| **Basement** | Bedroom · 11'7" × 10'8" · |
| **Basement** | Game Room · 17'9" × 13'6" · |
| **Basement** | Pantry · 4' × 3'8" · |
| **Basement** | Dining Room · 13'6" × 10'2" · |
| **Basement** | Flex Space · 10'10" × 5'7" · |
| **Basement** | Kitchen · 10'10" × 10'5" · |
| **Basement** | Walk-In Closet · 7'3" × 5'2" · |
| **Basement** | Bedroom · 12' × 10'6" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Clubhouse, Lake, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Chandelier, High Ceilings, Kitchen Island, Tankless Hot Water |
| **Exterior Features:** | Awning(s), Balcony, Private Yard |
| **Patio And Porch Features:** | Awning(s), Balcony(s), Deck, Patio |

| | |
|---|---|
| **Lot Features:** | Back Yard, Sloped Down, Views |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NW |
| **Zoning:** | R-C1 |
| **Listed Date:** | Nov 05, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/98-arbour-stone-crescent-nw-calgary-a2355478/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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