

**87 Arbour Lake Heights NW  
Calgary, Alberta**

**MLS # A2189343**



**\$945,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,287 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** n/a

**\*ATTENTION : SAVVY BUYERS, FAMILIES & INVESTORS\* ARBOUR LAKE MASTERPIECE \*THE LUNA FLOOR-PLAN\* by Hopewell Residential | 5 Bedrooms | 4 Full Bathrooms | BUILT TO LAST | XL BACKYARD | FULLY- UPGRADED | 9FT CEILINGS | LUXURIOUS & MODERN DETAILS \*\*Welcome Home\*\* Immaculately maintained & situated on a fully/newly developed street in the established community of Arbour Lake - this home has exceptional value and an amazing floorplan (attached, 3rd photo) . Upon entry you are greeted by a spacious & aesthetically pleasing entry with direct access to the double detached garage, main floor bedroom/den & full bathroom. The rest of the main floor consists of an open concept living / dining / kitchen space with a feature fireplace wall and door to the huge backyard & patio space. The gourmet kitchen has everything a growing family would want &ndash; quartz counters, big island with storage/space for barstools, brand new SS appliances, gas range, high-tech fridge, cappuccino nook, walk in pantry & full extra storage closet. Upstairs has an equally superior layout with a large primary bedroom & 2 additional bedrooms split by a huge bonus room / flex space, laundry room, linen closet & 2nd upstairs bathroom. This home has been thoughtfully designed and fully equipped with a legal secondary basement suite with a private side entry & main floor access to the downstairs common area - ideal design, properly built from the start & the perfect mortgage helper. Secondary suite consists of living room/full kitchen, laundry, and one bedroom/1 bathroom. Notable features include: Double Attached garage with XL Driveway with space for extra parking / 1 street parking stall in front of the home, abundance of storage, separate furnaces. Arbour Lake is ideally located to EVERYTHING you can imagine with Crowchild/Stoney**

Trail & Crowfoot Square around the corner&hellip; Restaurants, Grocery, LRT, Schools, Gyms, Golf, 15 mins to downtown & 45 mins to the mountains. Don&rsquo;t miss out of this rare offering, OFFERED BELOW REPLACEMENT VALUE. Certified New Home Warranty to be transferred to new Buyer.