

780-380-6207
meghan@meghanrobinson.net

87 Arbour Lake Heights NW
Calgary, Alberta

MLS # A2189343



\$945,000

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

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Suite

LLD: -

Exterior: Cement Fiber Board, Concrete

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

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 – 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… Restaurants, Grocery, LRT, Schools, Gyms, Golf, 15 mins to downtown & 45 mins to the mountains. Don’t miss out of this rare offering, OFFERED BELOW REPLACEMENT VALUE. Certified New Home Warranty to be transferred to new Buyer.