

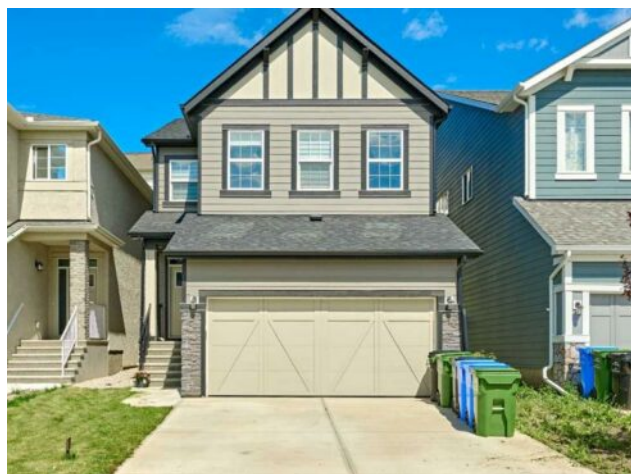


DON'T GAMBLE WITH YOUR HOME.
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95 ARBOUR LAKE Heights NW
Calgary, Alberta

MLS # A2246829



\$919,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,067 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: .

Welcome to this beautiful 2022-built home with a legal basement suite in Arbour Lake – a sought-after lake community! Offering 2,675SF, 5 bedrooms, and 3.5 baths, this upgraded home is perfect for families or smart investors. Main Floor has Open-concept layout, Modern kitchen with walk-through pantry, Spacious living & dining areas and 2-piece guest bath. Upper Floor features Bonus room, Primary bedroom with 5-piece ensuite, 2 more bedrooms with walk-in closets, 4-piece bath & laundry room. Legal Basement Suite: 9-ft ceilings, Full kitchen, living/dining area, 2 bedrooms, 4-piece bath, Private laundry & entrance. New deck and sod added in 2024. Live upstairs and rent the basement to help cover your mortgage, taxes, and more. Enjoy lake access, and walk to Crowfoot LRT, shopping, and great schools. Great value in a prime NW location!