

**95 ARBOUR LAKE Heights NW**  
**Calgary, Alberta**

**MLS # A2246829**



**\$919,000**

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

|                    |                                                                                                                             |                   |     |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Linoleum                                                                                    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                             | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full                                                                                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                                                                                          | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                             | <b>Utilities:</b> | -   |
| <b>Features:</b>   | 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 &ndash; 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!