



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

MLS # A2141360



\$819,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,974 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows

Inclusions: n/a

Step into luxury with this stunning, brand-new build, this fabulous family home, the beautiful house boasts around 2000 square feet, side entrance to the basement and a fully loaded house of meticulously crafted living space, with a lower level primed for your creative touch. As you enter, bask in the natural light flooding through endless windows, illuminating the sunny open floor plan. The main level features a spacious family room, complemented by 3 bedrooms upstairs and 2.5 bathrooms. The expansive primary bedroom delights with a walk-in closet and a luxurious 5-piece ensuite bathroom. Additionally, upstairs hosts another full bathroom, 2 generously sized bedrooms with walk-in closets, and a dedicated laundry area for added convenience. Indulge in modern living with premium upgrades including stainless steel appliances, sleek lighting fixtures, quartz countertops, ample cupboard space, and a large island with an inviting eating bar, perfect for hosting gatherings with loved ones. Experience year-round lake access in the exclusive Arbour Lake community, offering a wealth of amenities such as shopping centers, dog parks, schools, and breathtaking mountain views. Conveniently located with easy access to Stoney Trail for adventures in Canmore, Banff's ski hills, and scenic mountain trails, or hop on Crowchild Trail for a quick commute downtown, to Market Mall, or the University of Calgary. Don't miss this out as this is not going to last longer!