



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

MLS # A2142690



\$940,000

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|------------------|--|---------------|------------------|
| Division: | Arbour Lake | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,107 sq.ft. | Age: | 2022 (2 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, City Lot, Street Lighting | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Suite | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s) | | |

Inclusions: none

Welcome to your dream home! This stunning modern property features a striking blue exterior with crisp white accents, creating an eye-catching presence in the neighborhood. As you step inside, you'll find a conveniently located 2-piece bathroom near the entrance, perfect for guests. The spacious living area seamlessly integrates with the dining area and kitchen, making it perfect for entertaining and fostering a sense of togetherness. The kitchen is bright and inviting, with crisp white cabinets and countertops that create a clean, airy atmosphere. A functional pantry keeps everything organized and within reach. Upstairs, you'll be greeted by a generous family room, perfect for relaxing or spending quality time together. The serene primary bedroom offers a peaceful retreat, complete with a luxurious 5-piece ensuite bathroom and a spacious walk-in closet. Two additional tranquil bedrooms and a convenient 4-piece bathroom provide comfort and flexibility for family or guests. The upstairs laundry area makes chores convenient and efficient. The LEGAL Basement Suite includes a Living room, kitchen, and dining area, making it ideal for renters or a growing family. It also features a modern 4-piece bathroom and a private bedroom, offering a comfortable and secluded space. An expansive garage provides ample room for your vehicles and hobbies. With a convenient side entry door and a location within walking distance to parks, shops, and schools, this home combines comfort and convenience in a beautiful setting. Don't miss the opportunity to create lasting memories in this exceptional property!