



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

MLS # A2152176



\$935,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	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 exquisite 2022 new home with a LEGAL SECONDARY SUITE nestled in Arbour Lake, a desirable community with LAKE ACCESS. Boasting 2,675 sq ft of living space, 5 bedrooms, and 3.5 baths in total, this home features numerous upgrades for both functionality and aesthetic appeal. The main level includes a kitchen with a walk-through pantry from the double attached garage, a spacious living and dining room, and a convenient 2-piece bath. Upstairs, you'll find a spacious bonus room, a master bedroom with a 5-piece ensuite, two additional good-sized bedrooms with walk-in closets, a 4-piece bath, and a laundry room. The legal basement suite offers 9-foot ceilings and includes a fully equipped kitchen, a living/eating area, 2 large bedrooms, a 4-piece bath, and a separate laundry/storage area, providing flexibility and additional living options. A new deck and sod were installed in 2024. This home is ideal for a single family needing more living space with privacy, or for living upstairs and renting out the basement to have tenants cover property tax, utilities, home insurance, and even a portion of the mortgage payment. Enjoy the benefits of a NEW Home in a mature LAKE community within walking distance to Crowfoot LRT Station, shopping malls, and good schools. Great value!