



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**59 ARBOUR LAKE Heights, Calgary T3G0H3**

MLS®#: **A2123183**

Area: **Arbour Lake**

Listing Date: **04/16/24**

List Price: **\$824,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **5,521 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,974**  
Low Sqft:  
Ttl Sqft: **1,974**

DOM

**33**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Rectangular Lot**  
Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Brick,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

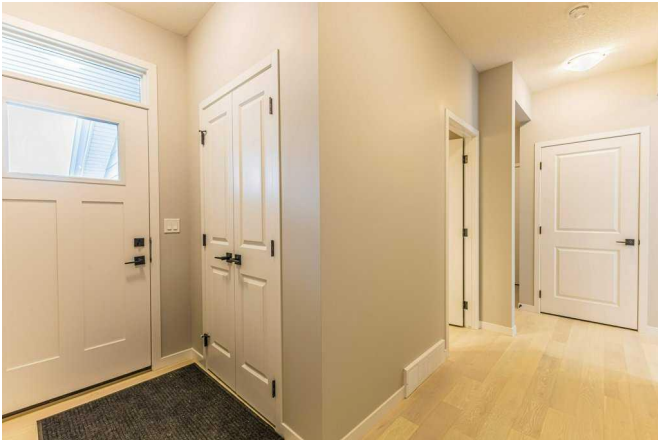
Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5' 0" x 4' 11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10' 0" x 11' 9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16' 1" x 10' 0"</b>	<b>Living Room</b>	<b>Main</b>	<b>12' 11" x 15' 9"</b>
<b>Mud Room</b>	<b>Main</b>	<b>7' 8" x 5' 11"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8' 1" x 4' 11"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>10' 10" x 9' 1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11' 9" x 14' 6"</b>

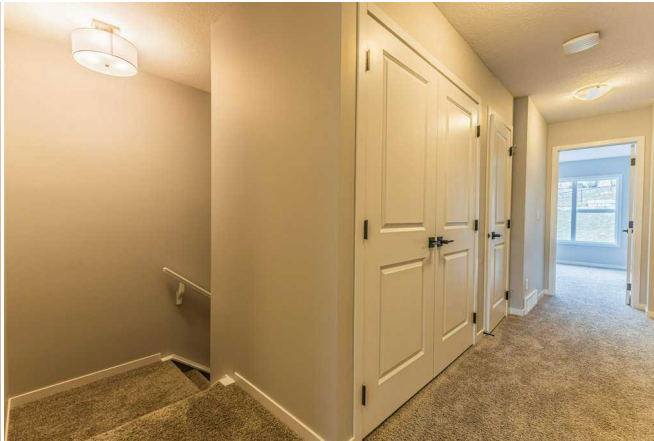
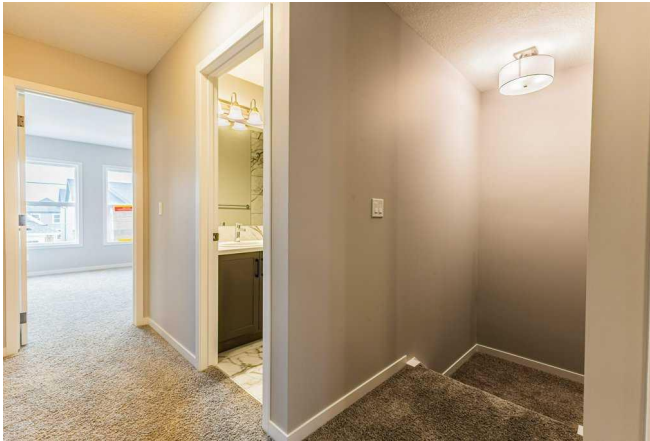
Bedroom Bedroom - Primary	Upper Upper	10`9" x 9`10" 12`11" x 11`11"	Family Room	Upper	14`3" x 14`5"
Legal/Tax/Financial					
Title: Fee Simple	Zoning: R-G		Remarks		
Legal Desc:	2110513				
Pub Rmks:					
Step into luxury with this stunning, brand-new build, this fabulous family home, the beautiful house 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!					
Inclusions:	n/a				
Property Listed By:	PREP Realty				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





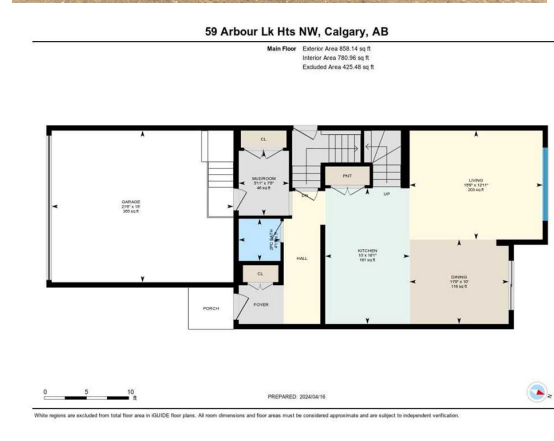












59 Arbour Lk Hts NW, Calgary, AB

1st Floor Exterior Area 1115.54 sq ft  
Interior Area 1022.70 sq ft



PREPARED: 2024/04/16

White regions are excluded from total floor area in OUTSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

59 Arbour Lk Hts NW, Calgary, AB

Basement (Below Grade) Exterior Area 800.46 sq ft  
Interior Area 727.51 sq ft



PREPARED: 2024/04/16

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