



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**95 ARBOUR LAKE Heights, Calgary T3G5J4**

MLS®#: **A2152176**      Area: **Arbour Lake**      Listing Date: **07/25/24**      List Price: **\$935,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **4,424 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,067**  
 Low Sqft:  
 Ttl Sqft: **2,067**

DOM

**53**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Low Maintenance Landscape,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Washer/Dryer Stacked**  
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`0" x 5`8"	2pc Bathroom	Main	6`3" x 5`9"
Dining Room	Main	11`8" x 10`3"	Kitchen	Main	12`1" x 10`0"
Living Room	Main	13`9" x 12`7"	Balcony	Main	10`0" x 10`0"
5pc Ensuite bath	Upper	11`9" x 10`6"	Bedroom - Primary	Upper	14`0" x 13`0"
4pc Bathroom	Upper	9`2" x 5`5"	Bonus Room	Upper	15`5" x 12`7"
Bedroom	Upper	10`6" x 10`0"	Bedroom	Upper	12`2" x 10`0"
Laundry	Upper	9`2" x 7`0"	Living Room	Basement	11`8" x 5`0"
4pc Bathroom	Basement	8`0" x 5`3"	Bedroom	Basement	10`2" x 9`0"
Bedroom	Basement	10`1" x 9`0"	Eat in Kitchen	Basement	11`8" x 9`6"
Laundry	Basement	3`0" x 3`0"			

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R-G**  
 Legal Desc: **2110513**

Remarks

Pub Rmks: **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!**

Inclusions: **.**  
 Property Listed By: **Classic Property Management & Realty Ltd**

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