



THE
A-TEAM

**RE/MAX
FIRST**

87 ARBOUR LAKE Heights, Calgary T3G 0H2

MLS®#: **A2189343**

Area: **Arbour Lake**

Listing Date: **01/22/25**

List Price: **\$945,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,287**

Low Sqft:

Ttl Sqft: **2,287**

Lot Information

Lot Sz Ar: **4,897 sqft**

Lot Shape:

DOM

47

Layout

Beds: **5 (4 1)**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

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

Utilities and Features

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

Construction: **Cement Fiber Board,Concrete**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Gas Range,Microwave,Range Hood,Refrigerator,See Remarks,Washer,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Tray Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`6" x 14`6"	Kitchen	Main	13`4" x 11`9"
Pantry	Main	5`4" x 2`3"	Dining Room	Main	14`6" x 8`0"
Foyer	Main	11`0" x 6`5"	Bedroom	Main	11`3" x 9`2"
Entrance	Main	4`11" x 3`7"	3pc Bathroom	Main	7`6" x 4`11"
Family Room	Upper	17`10" x 14`11"	Bedroom - Primary	Upper	15`8" x 11`4"
Walk-In Closet	Upper	7`10" x 6`4"	5pc Ensuite bath	Upper	11`1" x 9`7"
Bedroom	Upper	11`3" x 11`3"	Other	Upper	7`6" x 3`0"
Bedroom	Upper	11`3" x 11`3"	Other	Upper	7`6" x 2`10"
Laundry	Upper	7`0" x 5`6"	5pc Bathroom	Upper	7`11" x 7`6"
Kitchen	Suite	13`5" x 8`1"	Dining Room	Suite	10`7" x 9`3"
Living Room	Suite	13`11" x 9`4"	Bedroom	Suite	13`11" x 9`4"
Laundry	Suite	3`3" x 3`0"	4pc Bathroom	Suite	7`7" x 5`0"
Furnace/Utility Room	Basement	11`1" x 7`4"			

Legal/Tax/Financial

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

Remarks

Pub Rmks: ***ATTENTION : SAVVY BUYERS, FAMILIES & INVESTORS* ARBOUR LAKE MASTERPIECE *THE LUNA FLOOR-PLAN* by Hopewell Residential | 5 Bedrooms | 4 Full Bathrooms | BUILT TO LAST | XL BACKYARD | FULLY- UPGRADED | 9FT CEILINGS | LUXURIOUS & MODERN DETAILS **Welcome Home** Immaculately maintained & situated on a fully/newly developed street in the established community of Arbour Lake - this home has exceptional value and an amazing floorplan (attached, 3rd photo) . Upon entry you are greeted by a spacious & aesthetically pleasing entry with direct access to the double detached garage, main floor bedroom/den & full bathroom. The rest of the main floor consists of an open concept living / dining / kitchen space with a feature fireplace wall and door to the huge backyard & patio space. The gourmet kitchen has everything a growing family would want - quartz counters, big island with storage/space for barstools, brand new SS appliances, gas range, high-tech fridge, cappuccino nook, walk in panty & full extra storage closet. Upstairs has an equally superior layout with a large primary bedroom & 2 additional bedrooms split by a huge bonus room / flex space, laundry room, linen closet & 2nd upstairs bathroom. This home has been thoughtfully designed and fully equipped with a legal secondary basement suite with a private side entry & main floor access to the downstairs common area - ideal design, properly built from the start & the perfect mortgage helper. Secondary suite consists of living room/full kitchen, laundry, and one bedroom/1 bathroom. Notable features include: Double Attached garage with XL Driveway with space for extra parking / 1 street parking stall in front of the home, abundance of storage, separate furnaces. Arbour Lake is ideally located to EVERYTHING you can imagine with Crowchild/Stoney Trail & Crowfoot Square around the corner... Restaurants, Grocery, LRT, Schools, Gyms, Golf, 15 mins to downtown & 45 mins to the mountains. Don't miss out of this rare offering, OFFERED BELOW REPLACEMENT VALUE. Certified New Home Warranty to be transferred to new Buyer.**

Inclusions: n/a
 Property Listed By: RE/MAX House of Real Estate

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



87 ARBOUR LAKE HEIGHTS NW
 RICA REGULATION STANDARD Category A2
 MAIN LEVEL (AGD) - 181.25 Sq Ft / 169.20 m²
 UPPER LEVEL (AGD) - 1026.16 Sq Ft / 952.28 m²
 TOTAL ABOVE GRADE AREA (AG) - 2327.40 Sq Ft / 214.50 m²
 BASEMENT DEVELOPED AREA (BG) - 831.16 Sq Ft / 772.21 m²
 BASEMENT UNDEVELOPED AREA (BU) - 128.29 Sq Ft / 11.98 m²
 TOTAL AG+BG AREA - 3448.65 Sq Ft / 316.79 m²









