



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: **Active**

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

**11**  
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  
 Legal Desc: 2110513  
 Zoning: R-G

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 m<sup>2</sup>  
 UPPER LEVEL (AGD) - 1026.16 Sq Ft / 952.28 m<sup>2</sup>  
 TOTAL ABOVE GRADE AREA (AGD) - 2287.40 Sq Ft / 213.50 m<sup>2</sup>  
 BASEMENT DEVELOPED AREA (BGD) - 831.16 Sq Ft / 772.21 m<sup>2</sup>  
 BASEMENT UNDEVELOPED AREA (BGU) - 128.29 Sq Ft / 11.90 m<sup>2</sup>  
 TOTAL AGDG AREA - 3446.85 Sq Ft / 319.79 m<sup>2</sup>









