



## 87 Arbour Lake Heights Calgary Alberta

\$945,000

**\*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 pantry & 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,...

Furnace 11.08 Ft x 7.33 Ft

Living room 14.50 Ft x 14.50 Ft

Kitchen 13.33 Ft x 11.75 Ft

Pantry 5.33 Ft x 2.25 Ft

Dining room 14.50 Ft x 8.00 Ft

Foyer 11.00 Ft x 6.42 Ft

Primary Bedroom 15.67 Ft x 11.33 Ft

Other 7.83 Ft x 6.33 Ft

5pc Bathroom 11.08 Ft x 9.58 Ft

Bedroom 11.25 Ft x 11.25 Ft

Other 7.50 Ft x 3.00 Ft

Bedroom 11.25 Ft x 11.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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**Bedroom** 11.25 Ft x 9.17 Ft  
**Other** 4.92 Ft x 3.58 Ft  
**3pc Bathroom** 7.50 Ft x 4.92 Ft  
**Family room** 17.83 Ft x 14.92 Ft

**Other** 7.50 Ft x 2.83 Ft  
**Laundry room** 7.00 Ft x 5.50 Ft  
**5pc Bathroom** 7.92 Ft x 7.50 Ft