



GRASSROOTS
REALTY GROUP

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95 ARBOUR LAKE Heights NW
Calgary, Alberta

MLS # A2350465



\$919,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,067 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance		

Inclusions: .

2022 New Home with Legal Basement Suite and Lake Access! Welcome to this beautiful home in Calgary's Arbour Lake community. With a total living area 2675 sf., 5 bedrooms, and 3.5 baths, this home offers modern living and great investment potential. The main floor features an open concept, modern kitchen with walk-through pantry, spacious living and dining areas, and a guest bath. Upstairs includes a bonus room, primary bedroom with a 5-piece ensuite, two bedrooms with walk-in closets, a full bath, and laundry. The legal basement suite has 9-ft ceilings, a full kitchen, two bedrooms, bath, private laundry, and a separate entrance—perfect for rental income or multi-generational living. A new deck and fresh sod were added in 2024. Located near lake, schools, transit, shopping, and parks, this home offers a smart lifestyle and investment opportunity for your family.