

\$1,075,000 - 11 Arbour Lake Heights Nw, Calgary

MLS® #A2130212

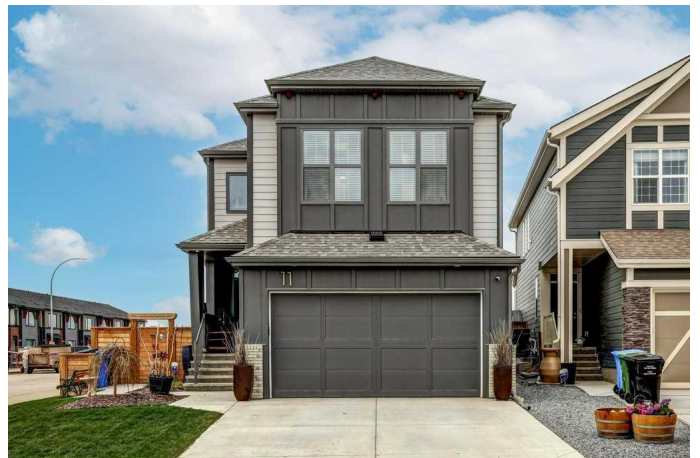
\$1,075,000

4 Bedroom, 4.00 Bathroom, 2,333 sqft

Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

Welcome Home to this stunning, FULLY DEVELOPED 2 STOREY in fabulous ARBOUR LAKE WEST! This gorgeous LAKE COMMUNITY HOME boasts 3,290 SQUARE FEET OF LUXURIOUS LIVING SPACE that was thoughtfully built by the owners to include MANY WONDERFUL AND FUNCTIONAL UPGRADES and it doesn't stop there! Complete with 4 bedrooms, 3.5 bathroom, a FULLY DEVELOPED BASEMENT plus a COMPLETELY LANDSCAPED YARD the owners curated that is the envy of the neighbourhood! This spacious CORNER LOT, with a path behind it, was maximized to create an OUTDOOR OASIS that was PROFESSIONALLY DESIGNED and ready for your enjoyment. A few of the extras to enjoy are the LVP THROUGHOUT THE MAIN AND UPPER LEVEL (including the stairs), AIR CONDITIONING, CUSTOM SHED/PLAYHOUSE, UPGRADED LIGHTING and many many more! An IDEAL HOME FAMILY and perfect for entertaining all your friends and family. Every room in this home has been intentionally thought out to create a culmination of space which defines relaxation and peacefulness. This IMMACULATE HOME with great curb appeal has been METICULOUSLY MAINTAINED making it PRACTICALLY BRAND NEW! This remarkable home is part of the NEW DEVELOPMENT BY HOPEWELL started in 2021 WITHIN THE ESTABLISHED COMMUNITY OF ARBOUR LAKE with LAKE



ACCESS MINUTES AWAY, a PLAYGROUND PARK ACROSS THE STREET and LOCATED VERY CLOSE TO NUMEROUS AREA SCHOOLS making this HOME IDEAL FOR YOUNG FAMILIES. Nice and CLOSE TO ALL THAT CROWFOOT CROSSING HAS TO OFFER and a 20 MINUTE WALK OR 3 MINUTE DRIVE TO CROWFOOT LRT for quick access to SAIT and U of C. Contact your favorite REALTOR and ensure they show you this home!!

Built in 2021

Essential Information

MLS® #	A2130212
Price	\$1,075,000
Sold Price	\$1,045,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,333
Acres	0.10
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	11 Arbour Lake Heights Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0H3

Amenities

Amenities	Other
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Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard, Rain Barrel/Cistern(s), Storage
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	June 6th, 2024
Days on Market	28
Zoning	R-G
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	BECK Real Estate Ltd.
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