

# \$799,900 - 59 Arbour Lake Heights Nw, Calgary

MLS® #A2141360

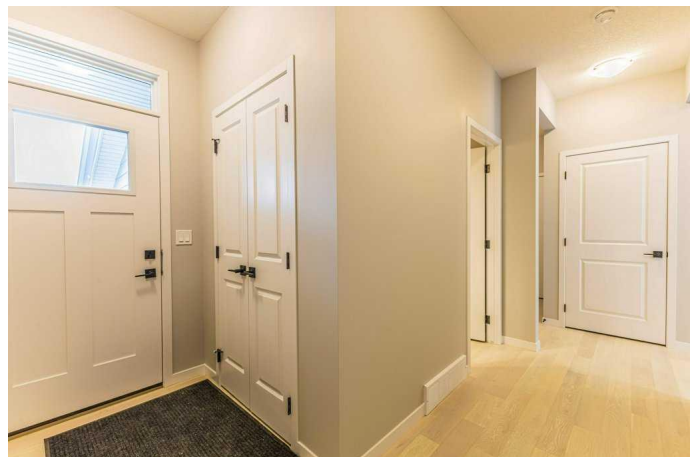
**\$799,900**

3 Bedroom, 3.00 Bathroom, 1,974 sqft

Residential on 0.13 Acres

Arbour Lake, Calgary, Alberta

**\*\*\*HUGE REDUCTION IN PRICE FOR QUICK SALE\*\*\*** Step into luxury with this stunning, brand-new build, this fabulous family home, the beautiful house boasts around 2000 square feet, side entrance to the basement and a fully loaded house of meticulously crafted living space, with a lower level primed for your creative touch. As you enter, bask in the natural light flooding through endless windows, illuminating the sunny open floor plan. The main level features a spacious family room, complemented by 3 bedrooms upstairs and 2.5 bathrooms. The expansive primary bedroom delights with a walk-in closet and a luxurious 5-piece ensuite bathroom. Additionally, upstairs hosts another full bathroom, 2 generously sized bedrooms with walk-in closets, and a dedicated laundry area for added convenience. Indulge in modern living with premium upgrades including stainless steel appliances, sleek lighting fixtures, quartz countertops, ample cupboard space, and a large island with an inviting eating bar, perfect for hosting gatherings with loved ones. Experience year-round lake access in the exclusive Arbour Lake community, offering a wealth of amenities such as shopping centers, dog parks, schools, and breathtaking mountain views. Conveniently located with easy access to Stoney Trail for adventures in Canmore, Banff's ski hills, and scenic mountain trails, or hop on Crowchild Trail for a quick commute downtown, to Market Mall, or the University of Calgary. Don't miss



this out as this is not going to last longer!

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2141360    |
| Price          | \$799,900   |
| Sold Price     | \$790,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,974       |
| Acres          | 0.13        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 59 Arbour Lake Heights Nw |
| Subdivision | Arbour Lake               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3G0H3                    |

**Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Playground                         |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Off Street |

**Interior**

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer                                                    |

|              |                                           |
|--------------|-------------------------------------------|
| Heating      | Forced Air                                |
| Cooling      | None                                      |
| Has Basement | Yes                                       |
| Basement     | Separate/Exterior Entry, Full, Unfinished |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Yard, Rectangular Lot      |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | June 13th, 2024   |
| Date Sold      | August 13th, 2024 |
| Days on Market | 61                |
| Zoning         | R-G               |
| HOA Fees       | 250.00            |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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