

## 26 Arbour Butte Way NW Calgary, Alberta

**MLS # A2271242**



# \$768,000

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Arbour Lake                                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                                 |               |                   |
| <b>Size:</b>     | 2,012 sq.ft.                                                             | <b>Age:</b>   | 1998 (27 yrs old) |
| <b>Beds:</b>     | 3                                                                        | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Treed             |               |                   |

|                    |                                                                                                                                |                   |      |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl Plank                                                                          | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Kitchen Island, Laminate Counters, Pantry, Recessed Lighting, Walk-In Closet(s), Wet Bar |                   |      |

**Inclusions:** Organizers in pantry, cabinetry and clothes rail in laundry room, outdoor shed, outdoor umbrella, BBQ, floating shelves in bedroom, black shelf in family room.

Open house this Saturday Nov 22, 1:30pm-3:30pm! Located in the only lake community in NW Calgary, this beautiful home offers relaxed everyday living with access to swimming, boating and fishing just steps away. The main floor features a spacious living room with a cozy fireplace, a formal dining area, a functional kitchen with walk-in pantry, and a sunny breakfast nook overlooking the fenced backyard, along with convenient laundry and a powder room. Upstairs, the south facing family room fills the home with natural light and leads to two comfortable bedrooms, a four-piece main bathroom and a primary suite with a four-piece ensuite. The refreshed basement adds a generous recreation room, a wet bar, a full bathroom with washer dryer rough-in, and plenty of storage spaces. Newer vinyl plank flooring elevates the living room, dining room and recreation room, while recent upgrades include rebuilt deck, radon mitigation system with ten-year warranty, poly B plumbing replacement, new garage door and newly completed basement bathroom. Arbour Lake is near schools, parks, YMCA, the Public Library, Crowfoot Crossing, Crowfoot LRT station, and major roadways including Stoney Trail and Crowchild Trail. Here is your chance to make this most desired community your home, where unmatched convenience meets a true lake lifestyle. **DON'T MISS THE VIRTUAL TOUR AND VIDEO!**