

**27 Arbour Butte Road NW**  
**Calgary, Alberta**

**MLS # A2296740**



**\$809,800**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,931 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Environmental Reserve, Landscaped, Low Maintenance Landscape, Rectang		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	Public Sewer
<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>	Electricity Connected, Natural Gas Connected, Sewer

**Features:** Breakfast Bar, Closet Organizers, French Door, High Ceilings, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** LG fridge in Butler's pantry, washer & dryer in basement

Open House 2-4PM, Saturday, March 28, 2026. Views from All Three Levels in Sought-After Arbour Lake! This gorgeous former show home offers a fully finished walkout basement, a sunny south-facing backyard, and uninterrupted green space views that extend for kilometers. With a bright open floor plan and soaring 18-ft ceilings in the family room, this home is filled with natural light and designed for comfortable living. A main floor den, which can also function as a formal dining room, adds flexibility to the layout. The fully renovated kitchen is a standout, featuring quartz countertops, a large island, butler's pantry, stainless steel appliances, and a chimney-style hood fan. Hardwood flooring flows from the entry through to the kitchen, while the adjacent breakfast nook and back deck provide the perfect spaces to enjoy morning coffee or unwind in the evening. Upstairs, the spacious primary bedroom includes a walk-in closet and a 4-piece ensuite. A large bonus room, along with two additional generously sized bedrooms and another full bathroom, completes the upper level. The fully developed walkout basement adds excellent versatility with a bedroom, wet bar, family room, flex space, and a second washer and dryer—ideal for guests or extended family. The oversized garage is a standout feature, extended by an additional four feet for workspace while still accommodating two vehicles, and is fully insulated, drywalled, and painted. Recent upgrades include the kitchen renovation, lighting, hardwood flooring, fireplace surround, deck and railing, fencing and landscaping, basement development, bathroom and laundry updates, water softener, and newer roof shingles with a 50-year warranty (2015). Located close to schools, the YMCA, library, shopping, and all amenities, this home offers exceptional value in one of Calgary's most desirable lake

communities.