# \$849,900 - 140 Arbour Butte Road Nw, Calgary

MLS® #A2210951

#### \$849,900

4 Bedroom, 4.00 Bathroom, 2,111 sqft Residential on 0.11 Acres

Arbour Lake, Calgary, Alberta

RENEWED, REFRESHED AND **REVITALIZED! FABULOUS 2-storey home** with TRADITIONAL MAIN FLOOR LAYOUT OFFERING SEPARATE FORMAL LIVING AND DINING ROOMS, GREAT ROOM WITH **OPEN-TO-ABOVE CEILING, GENEROUS** KITCHEN WITH CORNER PANTRY, AND LOTS OF LARGE WINDOWS ALLOWING NATURAL SUNLIGHT TO PERMEATE INTO THIS HOME! This GORGEOUS home has been freshly painted, and has new quartz countertops in the kitchen and bathrooms, completed basement with 3-piece bath, bedroom and room for family recreation. Double Attached garage, fully fenced and landscaped, and sits on a corner so you HAVE ACCESS FOR RV PARKING AT THE REAR! All of this wonder sits in one of the MOST DESIREABLE LAKE COMMUNITIES IN NW CALGARY!







Built in 1998

#### **Essential Information**

MLS® #	A2210951
Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,111
Acres	0.11

Year Built	1998
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

# **Community Information**

Address	140 Arbour Butte Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4N6

## Amenities

Amenities	<b>Recreation Facilities</b>
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island		
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer		
Heating	Forced Air, Natural Gas		
Cooling	None		
Fireplace	Yes		
# of Fireplaces	1		
Fireplaces	Gas, Tile, Great Room		
Has Basement	Yes		
Basement	Finished, Full		

# Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## **Additional Information**

Date Listed	April 11th, 2025
Days on Market	25
Zoning	R-CG
HOA Fees	262
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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