



GRASSROOTS
REALTY GROUP

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22 Arbour Butte Road NW
Calgary, Alberta

MLS # A2260725



\$639,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,717 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Irregular Lot		

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Pantry, Skylight(s)		

Inclusions: N/A

Located in the desirable lake community of Arbour Lake, 2 Story home offers 3 Bedrooms and 2.5 Baths and a double attached garage. its open-concept layout connecting the Kitchen, Family Room, Dining Room, and Breakfast Nook. Primary bedroom with walk-in closet & jetted tub (as is) ensuite. This move-in ready home comes with new carpet and waterproof vinyl plank flooring, fresh painting and stainless appliance. Arbour Lake offers year-round lake access for swimming, water sports, skating, and more. This community is near schools, parks, playgrounds, Crowfoot Crossing, the Crowfoot LRT station, and major roadways - including Stoney Trail and Crowchild Trail.