



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

**MLS # A2134508**



**\$839,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,059 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, See Remarks		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Mixed, Wood Frame	<b>Zoning:</b>	R-C1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

Well cared for home in lake community of Arbour Lake. 2,059 sq. ft. 2 story, Fully developed basement, Double front attached garage, Fireplace on main floor, den on main floor, Office located on the mail level near the front entrance. Main floor laundry, rear deck, center island, corner pantry, 4 Bedrooms upstairs, Master bedroom with EnSuite, Basement fully finished with carpet flooring, Newer roof, lots of shelving in garage. Back lane. Walking distance to all amenities. Lake access. Crowfoot Shopping Center near by. Transit (bus and LRT), Theatres, shopping and restaurants. House is move in ready.