



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

**MLS # A2137737**



**\$749,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Arbour Lake  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,903 sq.ft.   | <b>Age:</b>   | 1998 (26 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                   |               |                   |
| <b>Lot Size:</b> | 0.10 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Street Lighting, Paved |               |                   |

|                    |                                      |                   |       |
|--------------------|--------------------------------------|-------------------|-------|
| <b>Heating:</b>    | Forced Air, Natural Gas              | <b>Water:</b>     | -     |
| <b>Floors:</b>     | Carpet, Ceramic Tile                 | <b>Sewer:</b>     | -     |
| <b>Roof:</b>       | Asphalt Shingle                      | <b>Condo Fee:</b> | -     |
| <b>Basement:</b>   | Full, Partially Finished             | <b>LLD:</b>       | -     |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame         | <b>Zoning:</b>    | R-C1N |
| <b>Foundation:</b> | Poured Concrete                      | <b>Utilities:</b> | -     |
| <b>Features:</b>   | No Smoking Home, Pantry, Soaking Tub |                   |       |

**Inclusions:** N/A

Experience the Luxury Living Available in Calgary's Exclusive Northwest Lake Community at Arbour Lake! Supporting Summer Activities Like Fishing, Paddle Boating, and Sandy Beaches, as Well as Year-Round Events and Scenic Walking and Biking Paths, Arbour Lake Is a Highly Sought-After Neighbourhood. This Charming Arbour Butte Home Features a Vinyl Fenced Backyard With Front and Rear Alley Access Gates. Upgrades Include Iko & Cambridge Laminated Shingles and Eavestroughs I. The Spacious Attached Garage Is Fully Insulated, Drywalled, and Painted, With Storage Shelves and a Coded Exterior Door Opener. The open and spacious Main Floor Includes a Convenient Laundry/Mudroom With a Large Window, Built-in Sink, and Access to the Garage. A Formal Dining Area or Flex Room Adds Sophistication to the Entrance, While the Open Living/Kitchen Area With a Bright Eating Nook Floods Natural Light Into the Loft Above. The Kitchen Is Equipped With a Toe Kick Vacuum for Easy Cleaning, Connected to a Rough-in Vacuum System. Upstairs, You'll Find a Huge Loft in Addition to Three Very Spacious Bedrooms With the Primary Bedroom Accommodating a Full Ensuite Bathroom With a Shower and Jetted Tub, and an Additional Full 4 piece bathroom. The Lower Level Features an Office and Another Full Bathroom, Offering Potential for Future Development. Step Outside Onto the Covered Deck Overlooking the Charming Playhouse-Style Storage Shed and Decorative Wishing Well Planter. Enjoy Relaxing Summer Evenings on This Inviting Deck & A Perfect Home and Community for Year-Round Living!