



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

MLS # A2151934



\$850,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,065 sq.ft.	Age:	1998 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Corner Lot, Few Trees, Front Yard		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Carpet, Cork, Hardwood, See Remarks, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	none		

Welcome to 140 Arbour Butte Rd NW Calgary! This charming detached home is nestled in the serene lake community of Arbour Lake in Calgary Alberta. When entering this spacious residence you are welcomed with 4 generously sized bedrooms and 4 well-appointed bathrooms, offering ample space for both family and guests. The open-plan living areas are designed with comfort and style in mind, featuring a cozy fireplace, modern finishes, and massive windows letting in a surplus of natural light. In the heart of the home is the expansive kitchen, equipped with high-end appliances, a large island, and custom cabinetry, making it a perfect space for both everyday meals and entertaining. Adjacent to the kitchen, you'll find a bright and airy dining area that opens onto a private backyard—ideal for outdoor gatherings and relaxation. Circling around to the front of the home you will find your attached double garage which provides convenient parking and additional storage. Speaking of additional storage this home also has the option for additional RV parking in the back yard. The fence is equipped with a dual gate system which allows plenty of space to park or store your extracurricular activities. The home is situated within a vibrant lake community, where residents enjoy access to picturesque lake views, walking trails, and recreational amenities. This property combines modern living with the tranquility of a lakeside lifestyle, making it a perfect place to call home. Book your appointment today!