



**51 Arbour Butte Way NW  
Calgary, Alberta**

**MLS # A2178193**



**\$795,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,136 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	5	<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		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Pantry, See Remarks		

**Inclusions:** Central vacuum, Wine cooler, Small refrigerator in the basement

Located in the thought after community of Arbour Lake, this home is loaded with upgrades/features which include: mountain views, vaulted ceilings, 2 three sided fireplaces, beautiful kitchen with load of storage, real hardwood floor, granite counter tops, walk out, professional sound proof floor between main & lower, built in speakers, new shingles last year, gas line for BBQ for your summer days, heated tile in lower bath, walkout sunny basement, R.V. parking, oversized garage, professionally landscaped yard, underground smart system sprinkler. The main floor offers a den, formal dining room, spacious kitchen with island & nook that has access to the SW facing deck, vaulted great room with 3 sided fireplace, 2pc bath & laundry area. The upper level offers 4 good size bedrooms for your growing family, the master bedroom offers a walk in closet & full 5 pc ensuite. The 5th bedroom is located in the lower level along with a family room with 3 sided Fireplace, games room, 3pc bath & dry bar with granite top. This home shows great and offers neutral colors throughout, close to green spaces, Arbour lake privileges, bus, schools, shopping & all other amenities, 15 minutes to downtown Calgary.