

# \$1,055,000 - 18 Arbour Butte Place Nw, Calgary

MLS® #A2202258

**\$1,055,000**

4 Bedroom, 4.00 Bathroom, 2,353 sqft

Residential on 0.24 Acres

Arbour Lake, Calgary, Alberta

Welcome to beautiful community of Arbour Lake, beautiful home nestled in Cul-de-sac with amazing view of green space with walking path. Huge lot, Pie shaped back yard which you can turn into anything. 2 Storey home with 2353sqft of living space above ground plus 1068sqft of living space in fully developed walk-out basement. Recently renovated flooring in upper floor, office, stairs and basement, New window coverings in first and second floor (2024), Recently renovated kitchen, deck and recently installed dishwasher and hot water tank. Main floor and walk out basement both have largely built deck to enjoy the activities from backyard and enjoy the view. Walk-out basement with in-floor heating to make your home warm during the winter. East facing back yard give plenty of sun shine, there is also green house in the back yard. You can even enjoy the view from the master bedroom and the bonus room upstairs. This beautiful community of Arbour Lake has it all - Lake, Crowfoot shopping, C-train, school, Library, etc.

Built in 1998

## Essential Information

MLS® #	A2202258
Price	\$1,055,000
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	2,353
Acres	0.24
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	18 Arbour Butte Place Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4N5

### **Amenities**

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Garden, Other, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Other

Roof	Asphalt Shingle
Construction	Concrete, Other, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	35
Zoning	R-C1
HOA Fees	250
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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