

# \$849,900 - 140 Arbour Butte Road Nw, Calgary

MLS® #A2210951

**\$849,900**

4 Bedroom, 4.00 Bathroom, 2,111 sqft

Residential on 0.11 Acres

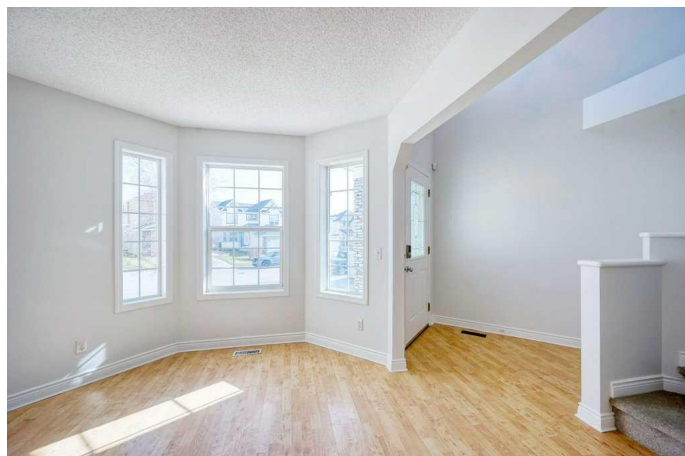
Arbour Lake, Calgary, Alberta

RENEWED, REFRESHED AND REVITALIZED! FABULOUS 2-storey home with TRADITIONAL MAIN FLOOR LAYOUT OFFERING SEPARATE FORMAL LIVING AND DINING ROOMS, GREAT ROOM WITH OPEN-TO-ABOVE CEILING, GENEROUS KITCHEN WITH CORNER PANTRY, AND LOTS OF LARGE WINDOWS ALLOWING NATURAL SUNLIGHT TO PERMEATE INTO THIS HOME! This GORGEOUS home has been freshly painted, and has new quartz countertops in the kitchen and bathrooms, completed basement with 3-piece bath, bedroom and room for family recreation. Double Attached garage, fully fenced and landscaped, and sits on a corner so you HAVE ACCESS FOR RV PARKING AT THE REAR! All of this wonder sits in one of the MOST DESIREABLE LAKE COMMUNITIES IN NW CALGARY!

Built in 1998

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2210951  |
| Price          | \$849,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,111     |
| Acres          | 0.11      |



|            |             |
|------------|-------------|
| Year Built | 1998        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 140 Arbour Butte Road Nw |
| Subdivision | Arbour Lake              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3G 4N6                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Recreation Facilities  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                             |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Gas, Tile, Great Room                                                      |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Other                            |
| Lot Description   | Back Lane, Back Yard, Corner Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding                     |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 20               |
| Zoning         | R-CG             |
| HOA Fees       | 262              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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