



# 26 Arbour Butte Road Calgary Alberta

\$749,000

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' Laminate 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! (id:6769)

Furnace 10.67 Ft x 7.83 Ft  
 4pc Bathroom 7.92 Ft x 8.58 Ft  
 Den 12.83 Ft x 7.67 Ft  
 Foyer 5.08 Ft x 9.75 Ft  
 Living room 11.75 Ft x 11.00 Ft  
 Family room 13.25 Ft x 14.67 Ft  
 Dining room 6.17 Ft x 12.00 Ft  
 Kitchen 11.25 Ft x 12.42 Ft

Laundry room 7.83 Ft x 8.50 Ft  
 2pc Bathroom 4.75 Ft x 4.75 Ft  
 Bonus Room 10.25 Ft x 11.83 Ft  
 Primary Bedroom 14.83 Ft x 12.42 Ft  
 Bedroom 12.33 Ft x 11.25 Ft  
 Bedroom 10.58 Ft x 10.17 Ft  
 4pc Bathroom 8.17 Ft x 11.92 Ft  
 4pc Bathroom 7.67 Ft x 7.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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First Place Realty



CIR

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Pantry 3.92 Ft x 3.92 Ft