



## 26 Arbour Butte Road Calgary Alberta

\$728,900

MUST OWN-FULLY STUCCO EXTERIOR WITH BRICK ACCENTS FINISH CHARMING DETACHED FRONT GARAGE HOME, located & nestled in the serene lake community of Arbour Lake in Calgary Alberta. No worry about weather especially Hail damaged issue due to stucco finish. The open floor plan kitchen, dining, family and living room make this the perfect home for entertaining. Main level of this home features two SEPARATE LIVING AREAS one with Dinning Area & Kitchen and other Big Living Area just at the beginning of house entrance. Upon entering this property, you are greeted by BIG living area that is a combination of modern & traditional concept experiencing your privacy concept feeling with lots of windows & high ceiling. Just after entrance, shoe rack & half washroom complete comforts level to the guests sitting in main separate living area. Laundry room with sink, closet organizer, small cabinets with big window adds the convenience on its top priority. As you move few steps ahead, here is huge family living area along with great open concept kitchen. Nice Dinning area and fireplace prevalence leaves the soothing and cozy impact on whole area. Just besides the kitchen, step out back into your Fully Fenced Backyard where you will find Huge Deck covered with Shed, here you can BBQ & entertain, sit back and relax on the Huge deck offering an amazing spot to enjoy your morning coffee or evening drinks with family and friends. Going up to Upper floor you will find a huge and wide-open BONUS ROOM area, provide you another spot and place to have a fun with your family, friends and even all other guests as well. Huge Windows in bonus area, brings tons of natural lights in the whole property. Beside this area, there is great MASTER BEDROOM HAVING A FULL BATH ROOM AND JACUZZI HOT TUB WITH STANDING SHOWER provides you complete Relaxation & Comforts. Upstairs you are also greeted with reasonab...

Bedroom 10.67 Ft x 10.17 Ft

Bonus Room 11.75 Ft x 10.25 Ft

Primary Bedroom 14.83 Ft x 12.50 Ft

4pc Bathroom 12.08 Ft x 8.17 Ft

Bedroom 12.33 Ft x 11.33 Ft

Other 8.58 Ft x 5.08 Ft

Living room 11.83 Ft x 10.92 Ft

2pc Bathroom 4.75 Ft x 4.75 Ft

Laundry room 8.50 Ft x 5.50 Ft

Family room 14.75 Ft x 13.25 Ft

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

Listing Presented By:



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**RE/MAX Realty Professionals**

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**4pc Bathroom** 7.83 Ft x 5.67 Ft  
**Den** 12.83 Ft x 7.75 Ft  
**4pc Bathroom** 8.58 Ft x 7.92 Ft  
**Furnace** 27.92 Ft x 17.00 Ft

**Kitchen** 12.42 Ft x 11.25 Ft  
**Pantry** 3.92 Ft x 3.92 Ft  
**Dining room** 12.00 Ft x 6.08 Ft  
**Other** 14.83 Ft x 9.92 Ft