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

MLS® #A2202258

#### \$1,055,000

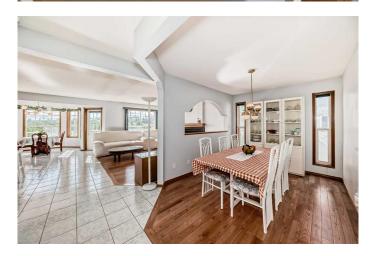
4 Bedroom, 4.00 Bathroom, 2,353 sqft Residential on 0.24 Acres

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. Built by Shane Homes, 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
Туре	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, Other, Cul-De-Sac

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

### **Additional Information**

March 13th, 2025
44
R-C1
250
ANN

### **Listing Details**

Listing Office CIR Realty

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