

# \$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	26
Zoning	R-CG
HOA Fees	262
HOA Fees Freq.	ANN

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.