



THE
A-TEAM

**RE/MAX
FIRST**

140 ARBOUR BUTTE Road, Calgary T3G4N6

MLS®#: **A2151934**

Area: **Arbour Lake**

Listing Date: **07/26/24**

List Price: **\$765,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 11-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**

Finished Floor Area

Abv Sqft: **2,064**
Low Sqft:
Ttl Sqft: **2,064**

Lot Information

Lot Sz Ar: **4,725 sqft**
Lot Shape:

DOM

118
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Close to Clubhouse,Corner Lot,Few Trees,Front Yard,Lawn,Landscaped,Street Lighting**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Fireplace(s)**
Sewer:
Ext Feat: **BBQ gas line,Lighting,Private Yard,Storage**

Construction: **Concrete,Wood Frame**
Flooring: **Carpet,Cork,Hardwood,See Remarks,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Oven,Washer/Dryer,Wine Refrigerator**
Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Jetted Tub,Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`11" x 12`8"
Living Room	Main	12`11" x 12`11"
Office	Main	12`11" x 8`11"
Laundry	Main	7`10" x 5`7"
Bedroom - Primary	Second	15`1" x 12`6"
Bedroom	Second	11`6" x 10`11"

Room	Level	Dimensions
Dining Room	Main	9`6" x 8`6"
Family Room	Main	14`11" x 12`11"
Bonus Room	Upper	9`6" x 7`11"
Storage	Basement	12`6" x 6`2"
Bedroom	Second	10`4" x 10`3"
Bedroom	Basement	20`1" x 17`10"

2pc Bathroom
4pc Bathroom

Main
Second

4`8" x 4`3"
7`11" x 4`11"

3pc Bathroom
4pc Ensuite bath
Legal/Tax/Financial

Basement
Second

9`1" x 6`6"
11`11" x 7`8"

Title:
Fee Simple
Legal Desc:

9712544

Zoning:
R-C1N

Remarks

Pub Rmks: **Welcome to 140 Arbour Butte Rd NW Calgary! This charming detached home is nestled in the serene lake community of Arbour Lake in Calgary Alberta. When entering this spacious residence you are welcomed with 4 generously sized bedrooms and 4 well-appointed bathrooms, offering ample space for both family and guests. The open-plan living areas are designed with comfort and style in mind, featuring a cozy fireplace, modern finishes, and massive windows letting in a surplus of natural light. In the heart of the home is the expansive kitchen, equipped with high-end appliances, a large island, and custom cabinetry, making it a perfect space for both everyday meals and entertaining. Adjacent to the kitchen, you'll find a bright and airy dining area that opens onto a private backyard—ideal for outdoor gatherings and relaxation. Circling around to the front of the home you will find your attached double garage which provides convenient parking and additional storage. Speaking of additional storage this home also has the option for additional RV parking in the back yard. The fence is equipped with a dual gate system which allows plenty of space to park or store your extracurricular activities. The home is situated within a vibrant lake community, where residents enjoy access to picturesque lake views, walking trails, and recreational amenities. This property combines modern living with the tranquility of a lakeside lifestyle, making it a perfect place to call home. Book your appointment today!**

Inclusions:
Property Listed By: **none
Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









