



THE
A-TEAM

**RE/MAX
FIRST**

26 ARBOUR BUTTE Road, Calgary T3G4L7

MLS®#: **A2174781** Area: **Arbour Lake** Listing Date: **10/22/24** List Price: **\$729,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **38 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,902**
 Low Sqft:
 Ttl Sqft: **1,902**

DOM

7
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

Construction: **Concrete,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,Jetted Tub,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	5`1" x 9`9"	Living Room	Main	11`9" x 11`0"
Family Room	Main	13`3" x 14`7"	Dining Room	Main	6`2" x 12`0"
Kitchen	Main	11`3" x 12`5"	Pantry	Main	3`11" x 3`11"
Laundry	Main	7`10" x 8`6"	2pc Bathroom	Main	4`9" x 4`9"
Bedroom - Primary	Upper	14`10" x 12`5"	Bedroom	Upper	12`4" x 11`3"
Bedroom	Upper	10`7" x 10`2"	Bonus Room	Upper	12`4" x 11`3"
4pc Ensuite bath	Upper	8`2" x 11`11"	4pc Bathroom	Upper	7`8" x 7`10"

Furnace/Utility Room
Den

Basement
Basement

10`8" x 7`10"
12`10" x 7`8"

4pc Bathroom

Basement

7`11" x 8`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9712499

Zoning:
R-CG

Remarks

Pub Rmks: **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 Neighborhood. 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 .**

Inclusions:
Property Listed By: **First Place Realty**

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













