



THE
A-TEAM

**RE/MAX
FIRST**

26 ARBOUR BUTTE Road, Calgary T3G4L7

MLS®#: **A2190565** Area: **Arbour Lake** Listing Date: **01/31/25** List Price: **\$714,900**
 Status: **Pending** 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: **4,467 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,901**
 Low Sqft:
 Ttl Sqft: **1,901**

DOM

22
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Closet Organizers,Jetted Tub,No Animal Home,No Smoking Home**
 Utilities:

Room Information

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

4pc Bathroom
4pc Bathroom

Second
Basement

7'10" x 5'8"
8'7" x 7'11"

Den
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

12'10" x 7'9"
27'11" x 17'0"

Title:
Fee Simple
Legal Desc:

9712499

Zoning:
R-CG

Remarks

Pub Rmks:

PRICE REDUCED PRICE REDUCED PRICE REDUCED PRICE REDUCED 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 entrance. Upon entering this property, you are greeted by BIG living area, a mix of modern & traditional concept experiencing your privacy 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. At Upper floor a huge and wide-open BONUS ROOM , provide you another spot and place to have a fun with your family, friends. Huge Windows in bonus area, brings tons of natural lights in the whole property. There is a great MASTER BEDROOM with A FULL BATH ROOM & JACUZZI HOT TUB WITH STANDING SHOWER provides you complete Relaxation & Comforts. Upstairs you are also greeted with reasonable size TWO MORE BEDROOMS, each one having CLOSET with a common FULL BATH ROOM. The front attached garage and driveway allow for 4 vehicles to be parked at all times! PARTIAL FINISHED BASEMNET WITH the future POTENTIAL OF SEPARATE ENTRANCE HAVING ONE BEDROOM (without window), ONE LARGE FULL BATHROOM & BIG STORAGE area with two big windows needs your personal touch to convert it in to business-oriented property. The Arbour Lake community has it all: Schools, a pristine lake brimming with rainbow trout, neighborhood parks, spectacular mountain views, Swimming, boating, fishing, ice skating, concession stands, community events, & much more. As the only lake community in Northwest Calgary, Arbour Lake offers an unparalleled quality of living. This house only 20 mins drives to the Calgary Airport & has a great access to Stoney & Deerfoot Trail. Don't miss this opportunity to make this home your dream house

Inclusions:
Property Listed By:

N/A
URBAN-REALTY.ca

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













