

# \$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. 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        |
| Type           | 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, Cul-De-Sac, Other |

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 36               |
| Zoning         | R-C1             |
| HOA Fees       | 250              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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