



**123 Arbour Butte Road NW  
Calgary, Alberta**

**MLS # A2294478**



**\$660,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,421 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** Basement Freezer

Located in Calgary's only NW lake community of Arbour Lake, this well-maintained 2-storey home offers a functional layout, a double attached garage, and a fully developed basement. With 4 bedrooms and 3.5 bathrooms, this property is ideal for families, first-time buyers, or investors seeking a practical home in a highly convenient location. The main floor features a bright, open-concept layout that maintains separation between living and dining spaces through a partial wall. The living room features a gas fireplace, while the kitchen offers a central island with a sink and a walk-through pantry that connects to the mudroom and laundry area, providing direct access to the garage. Upstairs offers 3 bedrooms and 2 full bathrooms. The spacious primary bedroom features an electric fireplace, a walk-in closet and a private ensuite with a barn door. Two additional bedrooms are well-sized and share a full 4-pc bathroom. The fully finished basement expands the home's living space with a flexible layout, featuring an additional bedroom, a 3-pc bathroom, a living room with a wood-panelled ceiling, and a large open area that can serve as a recreation space, home gym, or media room. Outside, enjoy a rear deck with a pergola, a gravel RV parking pad with alley access, and a shed and play structure. The Arbour Lake Residents Association offers year-round amenities, maintenance, and activities. Residents enjoy year-round access to Arbour Lake, as well as nearby schools, including Arbour Lake School, St. Ambrose School, and Robert Thirsk High School. Shopping, dining, and entertainment are minutes away at Crowfoot Crossing, with quick access to Crowfoot LRT Station, Stoney Trail, and Crowchild Trail.