



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

MLS # A2317045



\$950,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,337 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Arbour Lake - 99 Arbour Butte Road NW: Welcome to this well-maintained two-storey home in the popular lake community of Arbour Lake. Offering over 3,100 sq ft of developed living space, this home features 4 bedrooms, 2.5 bathrooms, a double attached garage, a walk-out basement, and central A/C. The main floor welcomes you with an open-to-above foyer. The living and dining rooms are highlighted by elegant tray ceilings and a three-sided gas fireplace, creating a warm and inviting atmosphere. The bright kitchen is equipped with stainless steel appliances, a central island, pantry storage, and a breakfast nook with access to the deck, where you can enjoy beautiful views of the backyard and the adjacent park and green space. The cozy family room features built-in cabinetry for added storage and functionality. Completing the main level is a convenient mudroom with laundry and a folding table, along with a 2-piece powder room. Upstairs, the spacious primary bedroom offers expansive views, a walk-in closet, and a 5-piece ensuite complete with dual sinks, a jetted tub, and a glass shower. Three additional generously sized bedrooms and a 4-piece bathroom provide ample space for family and guests. The fully developed walk-out basement adds exceptional living space with a large recreation room and a family room featuring a fireplace. A workshop with a window offers excellent flexibility and could easily be converted into a fifth bedroom. The basement also includes a bathroom rough-in for future development. Additional highlights include hardwood flooring in the kitchen and dining room, a central vacuum system, and a beautifully finished side walkway with patio stone leading to the backyard. The fully fenced and landscaped yard features a patio, plenty of room for outdoor entertaining, and backs directly onto a walking path, park, and green

space. Located in Calgary's only NW lake community, residents enjoy year-round lake access, including swimming, boating, skating, and a variety of recreational activities. Conveniently situated near schools, parks, playgrounds, Crowfoot Crossing, the Crowfoot LRT Station, and major roadways including Stoney Trail and Crowchild Trail, this home offers the perfect combination of comfort, space, and location.