



GRASSROOTS

REALTY GROUP

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

MLS # A2317095



\$649,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: N/A

****OPEN HOUSE: SUNDAY, JUNE 14, FROM 2 PM TO 4 PM**** 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. ****VISIT MULTIMEDIA LINKS FOR FULL DETAILS INCLUDING FLOORPLANS AND A**

VIRTUAL TOUR!**