



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

78 Arbour Butte Road NW
Calgary, Alberta

MLS # A2327596



\$739,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,696 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated, See Remarks		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangu		

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

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Shed, Standing Cabinets In Garage, Work Bench & Cabinet In Garage, Metal Shelving In Garage

Welcome to an exceptional opportunity to own a beautifully renovated, move-in ready home in one of Calgary's most sought-after lake communities. Meticulously maintained and thoughtfully updated, this impressive 4-bedroom, 3-bathroom home offers the perfect combination of comfort, functionality, and an unbeatable location. From the moment you arrive, you'll appreciate the pride of ownership that is evident throughout. Inside, the home is spotless and tastefully finished with newer paint and carpet, creating a fresh, modern feel that's ready for you to enjoy from day one. Upstairs, you'll find three generously sized bedrooms, including a comfortable primary retreat, along with a massive bonus room that offers endless possibilities. The fully developed lower level expands your living space even further with a large family room that's perfect for movie nights for the entire family. An additional bedroom makes this level ideal for guests, teenagers, or multi-generational living. The home also features a home security system with door and window sensors, motion detectors, and doorbell and driveway cameras. The insulated and drywalled double attached garage provides year-round comfort while offering plenty of room for vehicles, tools, and recreational equipment. Step outside and discover a backyard that's equally impressive. The beautifully updated deck, rebuilt just two summers ago, features durable vinyl decking for years of low-maintenance enjoyment. Waterproof storage underneath the deck provides the perfect place to keep seasonal items organized, and the attached shed adds additional storage for all of your gardening needs. The natural gas hookup also makes summer barbecues quick and convenient. The recently redone fence adds both privacy and curb appeal, creating an inviting outdoor space for family gatherings or peaceful evenings.

Directly across the street, you'll find scenic walking paths leading to an expansive green space where you can enjoy daily walks, cycling, outdoor play, and nature right outside your front door. Living in Arbour Lake means enjoying a lifestyle that few Calgary communities can offer. As Calgary's only northwest lake community, residents enjoy year-round lake privileges including paddleboarding, fishing, canoeing, skating, and countless community events. With the lake just a short walk away, every season brings new opportunities to enjoy the outdoors and connect with your neighbours. Excellent schools, shopping, restaurants, parks, transit, YMCA, library, and easy access to major roadways make this an outstanding location for families, professionals, and anyone seeking the perfect balance of recreation and convenience. Beautifully updated, exceptionally maintained, and ideally located, this home delivers everything today's buyers are looking for. It's more than just a house—it's an opportunity to enjoy the incredible Arbour Lake lifestyle while creating lasting memories in a home you'll be proud to call your own. Book your showing today!