



GRASSROOTS
REALTY GROUP

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151 Arbour Butte Road NW
Calgary, Alberta

MLS # A2340259



\$749,800

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,872 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscap		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed		

Welcome to this well-maintained and lovingly cared-for 2-storey home, ideally situated on a large corner lot with a back lane in the desirable community of Arbour Lake. Offering over 2,500 sq. ft. of developed living space, a fully finished basement, and lake privileges, this home provides plenty of space for comfortable family living. A bright foyer with an impressive 18-ft ceiling welcomes you into the home. The main floor features upgraded hardwood flooring throughout, a recently updated kitchen with quartz countertops and white appliances, and a cozy 3-sided fireplace that adds warmth to the living area. The dining area opens onto a beautifully maintained backyard with large two-tiered decks, perfect for enjoying the morning sunshine. A convenient main floor laundry room completes this level. Upstairs, the spacious south-facing bonus room features vaulted ceilings and plenty of natural light. The primary bedroom offers a 4-piece ensuite and walk-in closet, while two additional bedrooms and a full bathroom complete the upper level, all featuring brand-new carpet (2026). The fully finished basement provides a separate space for teenagers, guests, or extended family, featuring a bedroom, full bathroom, and comfortable subflooring to help keep the space warm. Recent upgrades include the furnace (2018), bathroom updates (2017), and more. The home is also Poly-B free and features an insulated and drywalled double attached garage. Enjoy all that Arbour Lake has to offer with lake access, schools, shopping centres, the YMCA, library, and LRT station all nearby. A fantastic opportunity to own a spacious home in one of Calgary's most sought-after lake communities.