

# \$985,000 - 116 Arbour Butte Crescent Nw, Calgary

MLS® #A2121060

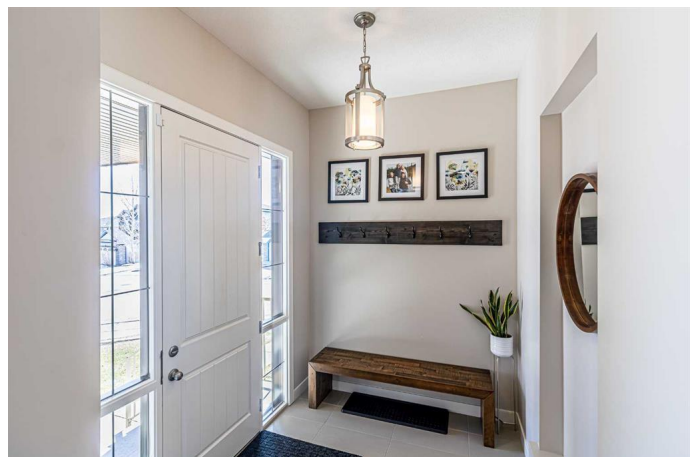
**\$985,000**

4 Bedroom, 4.00 Bathroom, 2,726 sqft

Residential on 0.14 Acres

Arbour Lake, Calgary, Alberta

Situated on a desirable corner lot in the highly sought-after community of Arbour Lake, this immaculate 4 bedroom and 3.5 bathroom Calbridge Home boasts over 3600 square feet of luxurious living space. The main floor showcases exquisite hardwood floors, soaring 9'™ ceilings, and an elegant espresso kitchen with granite countertops, upgraded stainless steel appliances, and a generous kitchen island with a convenient breakfast eating bar. Additional main floor features include a walk-through pantry, a spacious living room with a stunning stone surround gas fireplace, a stylish dining area, a powder room, and a versatile den perfect for a home office. Upstairs, discover a spacious bonus room flooded with natural light, a well-appointed laundry room with cabinetry and a sink, a common 4-piece bathroom, and three generously sized bedrooms including a master retreat complete with a walk-in closet, a spa-like 5-piece ensuite with dual sinks, a separate shower, and a deep soaker tub, as well as an adjoining den ideal for relaxation or entertainment. The professionally developed lower level offers a sprawling rec room, a fourth bedroom, a sleek 3-piece bathroom, and ample storage space. Outside, bask in the summer sunshine in the fully fenced and meticulously landscaped backyard featuring composite decking, an exposed aggregate patio, irrigation system, and a convenient gate for parking your camper. Additional highlights of this exceptional home include air



conditioning, a Nest thermostat, Nest doorbell, Nest smoke detector, central vacuum system, and Gemstone lights. Embrace the incredible amenities of the community, including access to the lake during the summer months and skating in the winter. With its proximity to schools, shops, playgrounds, parks, and easy access to Stoney Trail, this home offers the perfect balance of convenience and tranquility. Don't miss out on this extraordinary opportunity - book your viewing today!

Built in 2011

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2121060    |
| Price          | \$985,000   |
| Sold Price     | \$993,500   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,726       |
| Acres          | 0.14        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 116 Arbour Butte Crescent Nw |
| Subdivision | Arbour Lake                  |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3G 4N6                      |

### Amenities

|           |                               |
|-----------|-------------------------------|
| Amenities | Beach Access, Clubhouse, Park |
|-----------|-------------------------------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

## Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings                        |
| Heating           | Forced Air, Natural Gas                                                                                                         |
| Cooling           | Central Air                                                                                                                     |
| Fireplace         | Yes                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                               |
| Fireplaces        | Gas                                                                                                                             |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Finished, Full                                                                                                                  |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Garden, Lighting, Rain Gutters                                |
| Lot Description   | Back Yard, Corner Lot, Lawn, Irregular Lot, Landscaped, Level |
| Roof              | Asphalt Shingle                                               |
| Construction      | Composite Siding, Stone, Wood Frame                           |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 9th, 2024  |
| Date Sold      | April 21st, 2024 |
| Days on Market | 12               |
| Zoning         | R-C1             |
| HOA Fees       | 262.50           |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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