

\$710,000 - 58 Arbour Butte Road Nw, Calgary

MLS® #A2130471

\$710,000

4 Bedroom, 4.00 Bathroom, 1,528 sqft

Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

Welcome to your new home nestled in the vibrant community of Arbour Lake! This exquisite "Sterling Built" residence boasts 4 bedrooms and 4 bathrooms, seamlessly blending comfort with sophistication. The main level features a laundry room, living room, dining room, and kitchen, with the added luxury of heated floors in the kitchen and dining area.

Upstairs, discover three bedrooms, two of which offer breathtaking mountain views. The primary suite is a sanctuary with its spacious sleeping area and a lavish jetted tub in the ensuite, perfect for unwinding after a busy day.

The fully developed basement adds another dimension to this home, with a bedroom, 3-piece bathroom, and a cozy family room complete with a gas fireplace. A unique opening to the main floor floods the basement family room with natural light, enhancing the downstairs family room with its custom built shelving.

When it's time to relax, you'll find peace and tranquility in the low-maintenance private backyard. The simple yet inviting front yard features a charming porch, perfect for enjoying the surroundings.

Across the street you're greeted by a sprawling 33-acre park, offering endless opportunities for outdoor activities and leisurely strolls. Full access to NW Calgary's



only pristine 10-acre lake is just moments away, inviting you to swim, boat, paddleboard, or simply soak up the sun on the beach during the summer months. In winter, the lake transforms into a magical wonderland, offering ice skating, curling, and ice fishing.

Arbour Lake's strategic location ensures easy access to major routes such as Crowchild Trail, Stoney Trail, and John Laurie Boulevard, making your commute hassle-free. With LRT and bus routes within the community, getting around is a breeze.

Experience the convenience of suburban living with a wealth of retail stores, coffee shops, and restaurants right at your doorstep. Don't miss this opportunity to call Arbour Lake home and embrace the best of Calgary living!

Built in 1998

Essential Information

MLS® #	A2130471
Price	\$710,000
Sold Price	\$700,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,528
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	58 Arbour Butte Road Nw
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Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4L9

Amenities

Amenities	Beach Access, Boating, Clubhouse, Park, Playground
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Off Street

Interior

Interior Features	Ceiling Fan(s), Jetted Tub, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, City Lot, Few Trees, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 8th, 2024
Date Sold	May 29th, 2024
Days on Market	21
Zoning	R-C1N
HOA Fees	262.00
HOA Fees Freq.	ANN

Listing Details

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