

\$725,000 - 14 Arbour Butte Road Nw, Calgary

MLS® #A2149827

\$725,000

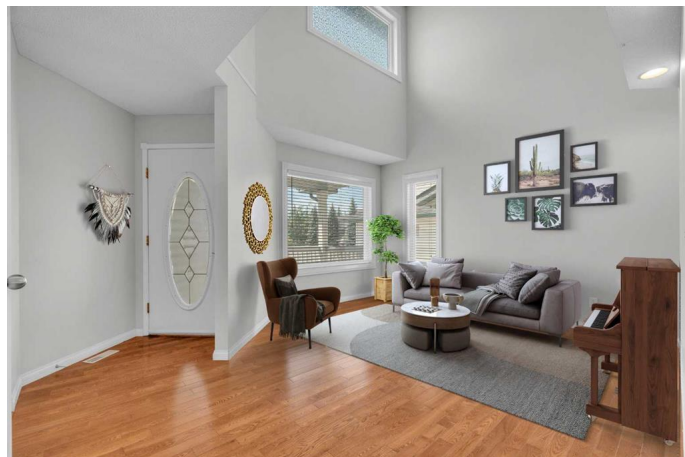
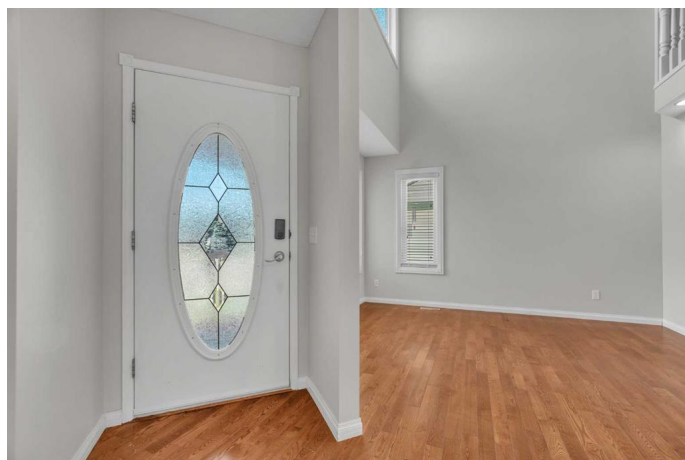
4 Bedroom, 4.00 Bathroom, 1,986 sqft

Residential on 0.09 Acres

Arbour Lake, Calgary, Alberta

****OPEN HOUSE SATURDAY AUGUST 3 FROM 2-4PM**** Welcome to this charming 1,985 sq ft 2-storey family home, nestled in a friendly, established neighborhood. This property has been thoughtfully updated with triple-pane windows installed in 2022, a newer high-efficiency furnace, a newer hot water tank, and newer shingles. Importantly, the home features no poly-B plumbing, offering peace of mind for homeowners. Inside, you'll find 3+1 bedrooms and 3+1 bathrooms, along with a fully finished basement and a double attached garage. The landscaped yard, complete with a spacious deck and built-in BBQ shelter, is perfect for outdoor activities and relaxation.

As you enter, you're greeted by a warm and inviting formal living room with high ceilings. The dining room is perfect for family meals and special occasions. The great room, featuring a cozy corner gas fireplace, flows seamlessly into a bright and functional kitchen. The kitchen boasts white cabinets, stainless steel appliances, granite countertops, and a central island, making meal prep a breeze. A corner pantry offers extra storage, and there's convenient access to the deck and backyard. The main floor also includes a convenient 2-piece bathroom. Upstairs, the primary suite serves as a private retreat, featuring a 5-piece ensuite with dual vanities, a jetted tub, and a stand-up shower. Two additional bedrooms and a 4-piece bathroom complete the upper level, ensuring ample space for the whole



family. The fully finished basement offers even more living space with a large rec room, perfect for movie nights or a play area for the kids. There's also a fourth bedroom, a 4-piece bathroom, and a laundry/utility room, adding to the home's practicality. Located in a wonderful community with lake privileges, parks, and schools all within walking distance, this home is also close to amenities and offers quick access to Stoney Trail for easy commuting. This family-friendly home is ready for you to move in and start making memories!

Built in 1998

Essential Information

MLS® #	A2149827
Price	\$725,000
Sold Price	\$722,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,986
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	14 Arbour Butte Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4L7

Amenities

Amenities	Beach Access
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Faces Front

Interior

Interior Features	Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2024
Date Sold	August 17th, 2024
Days on Market	32
Zoning	R-C1N
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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