

140 Arbour Butte Road NW
Calgary, Alberta

MLS # A2226506



\$845,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,113 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Front Drive, Garage Door Open		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Breakfast Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

RARE FIND - FABULOUS 2-storey home with MAIN FLOOR FEATURING SEPARATE FORMAL LIVING AND DINING ROOMS, GREAT ROOM WITH OPEN-TO-ABOVE CEILING, GENEROUS KITCHEN WITH CORNER PANTRY, AND LOTS OF LARGE WINDOWS ALLOWING NATURAL SUNLIGHT TO PERMEATE INTO THIS HOME! This GORGEOUS home has been freshly painted, and has new quartz countertops in the kitchen and bathrooms, completed basement with 3-piece bath, bedroom and room for family recreation. Double Attached garage, fully fenced and landscaped, and sits on a corner so you have access for RV Parking at the rear! Directions: