

**22 Arbour Butte Road NW  
Calgary, Alberta**

**MLS # A2260725**



**\$639,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,717 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Irregular Lot		

<b>Heating:</b>	Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Jetted Tub, Pantry, Skylight(s)		

**Inclusions:** N/A

Located in the desirable lake community of Arbour Lake, this 2 Story home offers 3 Bedrooms and 2.5 Baths and a double attached garage. its open-concept layout connecting the Kitchen, Family Room, Dining Room, and Breakfast Nook. The primary bedroom has a walk-in closet & jetted tub (as is) ensuite and the main highlight, a skylight in the second floor bonus room. This move-in ready home comes with new carpet and waterproof vinyl plank flooring, fresh painting and stainless appliance. Arbour Lake offers year-round lake access for swimming, water sports, skating, and more. This community is near schools, parks, playgrounds, Crowfoot Crossing, the Crowfoot LRT station, and major roadways - including Stoney Trail and Crowchild Trail.