

# 18 Arbour Butte Place NW Calgary, Alberta

MLS # A2202258



## \$998,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,353 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Other		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Other, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to beautiful community of Arbour Lake, beautiful home nestled in Cul-de-sac with amazing view of green space with walking path. Built by Shane Homes, Huge lot, Pie shaped back yard which you can turn into anything. 2 Storey home with 2353sqft of living space above ground plus 1068sqft of living space in fully developed walk-out basement. Recently renovated flooring in upper floor, office, stairs and basement, New window coverings in first and second floor (2024), Recently renovated kitchen, deck and recently installed dishwasher and hot water tank. Main floor and walk out basement both have largely built deck to enjoy the activities from backyard and enjoy the view. Walk-out basement with in-floor heating to make your home warm during the winter. East facing back yard give plenty of sun shine, there is also green house in the back yard. You can even enjoy the view from the master bedroom and the bonus room upstairs. Walking out from the backyard, there's green space with walking path, baseball yard, soccer field and outdoor fitness park. This beautiful community of Arbour Lake has it all - Lake, Crowfoot shopping, C-train, school, Library, etc.