

207 Arbour Butte Road NW  
Calgary, Alberta

MLS # A2238675

**\$810,888**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Arbour Lake                                                             |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | Bungalow                                                                |               |                   |
| <b>Size:</b>     | 1,357 sq.ft.                                                            | <b>Age:</b>   | 1998 (27 yrs old) |
| <b>Beds:</b>     | 3                                                                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Front Drive                           |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Backs on to Park/Green Space, Front Yard, Landscaped, Low Ma |               |                   |

|                    |                                                                                                                                                                                                   |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                                           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                                                                    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                                                                                                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame                                                                                                                                                         | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | Floating shelves in living room, shelves in basement storage room                                                                                                                                 |                   |      |

FINALLY, THIS COULD BE THE ONE! Discover this stunning bungalow in the sought-after lake community of Arbour Lake. With over 2,500+ sq.ft. of beautifully developed living space, this home is sure to impress. Perched at the top of a hill on an END LOT with no neighbours to the north, it offers a flat backyard, paved alley access with possible RV parking if the fence was opened and beautiful views of all the mature trees nearby. From the moment you arrive, you'll notice the eye-catching stone facade and inviting curb appeal. Inside, the main floor features rich hardwood floors, soaring vaulted ceilings, and large windows that flood the home with natural light. The spacious flex room is perfect for a home office, cozy sitting area, or elegant formal dining space if needed. The renovated kitchen is a showstopper, boasting solid maple cabinetry, quartz countertops, subway tile backsplash, a large island with built-ins, and a generous corner pantry. The bright breakfast nook and welcoming living room offer plenty of space for family gatherings and entertaining. The primary bedroom is simply amazing with its large footprint, soaring vaulted ceilings, stunning ensuite, extra windows (end lot) and walk-in closet. Down the hall you'll find an additional bedroom, 4 pc main bath and laundry area. Step outside to your WEST FACING backyard with a newer composite deck, glass-inset railings, and a BBQ gas line, the perfect place to unwind while enjoying views of the playground, greenbelt, and mature trees. The expansive lower level features a large bedroom and a massive REC area complete with a built-in gym space and mirrors. There's ample room to add one or even two more bedrooms, plus a third bathroom with existing rough-in. A huge storage room keeps everything neatly organized, separate from the utility area. Major updates include complete Poly-B

replacement in 2025 and shingles installed around 2016. This home is spotless, move-in ready, and waiting for its next owners to enjoy. Located just 20 minutes to downtown Calgary or the YYC airport and about an hour from Banff national park, this vibrant lake community offers year-round activities including fishing, beach days, tennis, ice skating, and more. You're also moments from Crowfoot shopping centre, multiple schools, and endless amenities. Don't miss this rare opportunity to own a beautifully renovated bungalow in picturesque Arbour Lake, book your showing today. VIRTUAL TOUR AVAILABLE!