

\$810,888 - 207 Arbour Butte Road Nw, Calgary

MLS® #A2238675

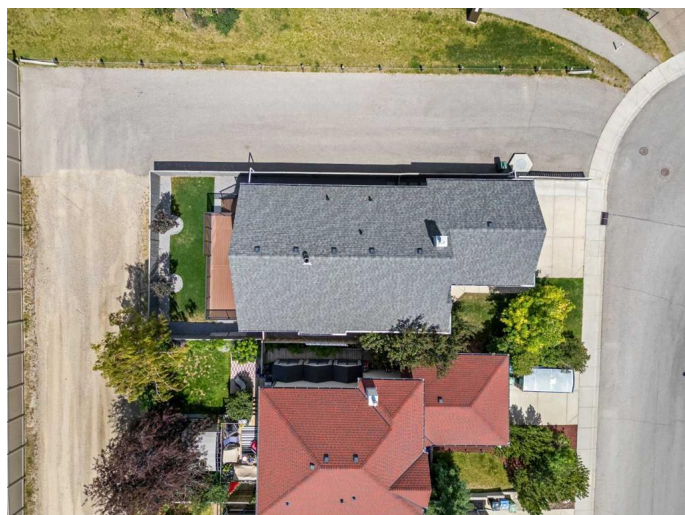
\$810,888

3 Bedroom, 2.00 Bathroom, 1,357 sqft

Residential on 0.10 Acres

Arbour Lake, Calgary, Alberta

**** OPEN HOUSE SATURDAY JULY 12, 2025 1pm-3pm ** 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!

Built in 1998

Essential Information

MLS® #	A2238675
Price	\$810,888
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,357
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	207 Arbour Butte Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4L7

Amenities

Amenities	Beach Access, Clubhouse, Playground
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Stone Counters
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Range, Humidifier
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Playground
Lot Description	Back Lane, Backs on to Park/Green Space, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	289
HOA Fees Freq.	ANN

Listing Details

Listing Office Real Broker

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