

**82 Arbour Butte Crescent NW
Calgary, Alberta**

MLS # A2200735



\$775,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,850 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Low Maintenance Landscape, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: na

Welcome to this beautifully updated family home in the sought-after community of Arbour Lake. This immaculate two-story, 4-bedroom, 3.5-bath home is perfect for a growing family, offering over 2,372 sq. ft. of developed living space. The main level features brand-new luxury vinyl plank flooring throughout and a stunning updated kitchen with new quartz countertops, a waterfall island, a granite sink, updated pot lighting, new slate backsplash, and stainless steel appliances with a corner pantry. The cozy living room is ideal for entertaining, featuring an updated three-sided gas fireplace. The main level also includes a spacious laundry and mudroom, perfect for busy families. Upstairs, the expansive primary suite boasts a custom walk-in closet and a spa-like 4-piece ensuite. Two additional bedrooms, a huge vaulted bonus room, and another 4-piece bathroom complete the upper level. The fully finished basement offers even more space, with a large rec room, a fourth bedroom, and a 3-piece bathroom. Additional updates include newer carpet upstairs and fresh paint throughout. The heated double-attached adds comfort, while the low-maintenance yard has been upgraded with brand-new turf (2024) and a large composite deck. Situated in a prime location, this home is just minutes from schools, parks, shopping, lake access, and all essential amenities. Don't miss this incredible opportunity to own a move-in-ready home in Arbour Lake! Check out the 3D tour!