

140 Arbour Butte Road NW  
Calgary, Alberta

MLS # A2226506



**\$845,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,113 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Front Drive, Garage Door Open		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** N/A

Looking for one of the best homes on one of the best streets in Calgary's most popular NW Neighborhoods? THIS HOME HAS LOCATION, LAYOUT AND LOVEABILITY! The floorplan has soaring high ceilings with GREAT ROOM open to above ceilings! This property has been extensively updated including: NEW PAINT - yes the green, red and pink walls have been refreshed to a glowing white finish. NEW FLOORING: All the carpets and Baseboards on the upper floor were replaced with new ones. NEW LIGHTING FIXTURES: All the light fixtures on the upper floor and main entrance chandelier were replaced with contemporary lighting. NEW QUARTZ COUNTERTOPS, KITCHEN SINK and vanities: Upper floor vanities and the kitchen sink were replaced new countertop installation. NEWLY COMPLETED BASEMENT DEVELOPMENT: Including New Luxury Vinyl PLank flooring were installed on the basement/staircase, completion of framing, insulation and basement drywall. This home shows excellent and is ready for THOSE LOOKING FOR A QUICK POSSESSION!