



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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22 Arbour Butte Road NW
Calgary, Alberta

MLS # A2260725



\$639,900

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Pantry, Skylight(s)		
Inclusions:	N/A		

Located in the desirable lake community of Arbour Lake, this 2 Story home offers 3 Bedrooms and 2.5 Baths and a double attached garage. its open-concept layout connecting the Kitchen, Family Room, Dining Room, and Breakfast Nook. The primary bedroom has a walk-in closet & jetted tub ensuite and the main highlight, a skylight in the second floor bonus room. This move-in ready home comes with new carpet and waterproof vinyl plank flooring, fresh painting and stainless appliance. Arbour Lake offers year-round lake access for swimming, water sports, skating, and more. This community is near schools, parks, playgrounds, Crowfoot Crossing, the Crowfoot LRT station, and major roadways - including Stoney Trail and Crowchild Trail. Central vacuum system come with (as is) attachments.