

# \$415,000 - 336 Butte Place, Stavely

MLS® #A2211455

**\$415,000**

3 Bedroom, 2.00 Bathroom, 1,480 sqft

Residential on 0.16 Acres

NONE, Stavely, Alberta

Discover this super nice 3-bedroom bungalow nestled in the newer area of Stavely – the perfect blend of comfort, space, and charm! Situated on a large lot, there’s plenty of room for kids to run and play, while the fully fenced backyard ensures safety and privacy. Step inside to vaulted ceilings that create an open, airy feel throughout the main living space. Stay cool in the summer with central A/C, making every season comfortable. The kitchen is a home cook’s dream, featuring a gas stove and plenty of counter space. The unfinished basement offers endless potential for future development – whether you envision a rec room, extra bedrooms, or a workshop. Built with quality in mind, this home features a durable ICF block foundation and composite siding for long-term peace of mind. Enjoy the outdoors on your back deck – perfect for BBQs or soaking in the evening sunsets. Stavely offers the best of small-town living with a strong sense of community, all while being conveniently located between Lethbridge and Calgary. Don’t miss your chance to own this gem – affordable, attractive, and full of potential! \*\*\* Be sure to check out the virtual tour for an immersive experience. And don’t hesitate to book a showing to see it in person!\*\*\*

Built in 2008

## Essential Information



MLS® #	A2211455
Price	\$415,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,480
Acres	0.16
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	336 Butte Place
Subdivision	NONE
City	Stavely
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1Z0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s), Bathroom Rough-in
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	BBQ gas line, Private Yard, Fire Pit
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Corner Lot, Gazebo
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	ICF Block

**Additional Information**

Date Listed	April 26th, 2025
Days on Market	3
Zoning	R1

**Listing Details**

Listing Office	CIR Realty
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