



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**203 Arbour Summit Close NW
Calgary, Alberta**

MLS # A2216508



\$600,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,367 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions:	NA
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Nestled in the peaceful and mature Arbour Lake neighborhood, this charming 4-level split home is waiting for you. With its attached double car garage, 4 bedrooms, and 3 full bathrooms, this former showhome boasts hardwood floors, unique built-in features, and a spacious primary suite with a 4-piece ensuite for ultimate privacy. Enjoy the walkout basement, high ceilings, and a private balcony overlooking a beautifully landscaped yard. Plus, you're just steps away from green spaces and within easy reach of schools, amenities, shopping centers, and major routes. This is the perfect blend of comfort and convenience!"