



GRASSROOTS
REALTY GROUP

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249 Arbour Grove Close NW
Calgary, Alberta

MLS # A2241166



\$609,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,244 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this charming bilevel home in the peaceful Arbour Lake community—a perfect starter home with plenty of space for a growing family. Inside, you’ll find three bedrooms and three bathrooms spread across nearly 2,000 square feet of living space. The main floor opens to a bright family room with high ceilings—great for movie nights or casual get-togethers. The kitchen features a large island and an adjacent eating area, while the cozy living room offers a welcoming spot for gatherings. Upstairs, there are two spacious bedrooms, including a primary suite with a walk-in closet and ensuite bathroom. Downstairs, the walkout basement includes another generous bedroom, a beautifully tiled shower, and a family room centered around a stylish gas fireplace. Outside, the south-facing backyard has space for grilling and play, plus a detached double garage for parking and storage. Location is key here—you’re just steps from the Crowfoot LRT station, with easy access to shops, restaurants, schools, the YMCA, and the library. And as an Arbour Lake resident, you’ll enjoy exclusive access to the private lake, perfect for fishing, boating, winter skating, and summer beach days. This home is ready for its next chapter. Reach out to your realtor to schedule a visit!