



GRASSROOTS
REALTY GROUP

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

MLS # A2244645



\$579,000

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

Price reduced!! Nestled in the peaceful and mature Arbour Lake neighborhood, this charming 4-level split has lots of potential. With its attached double car garage, 4 bedrooms, and 3 full bathrooms, this home has hardwood floors, unique built-in features, and a spacious primary suite with a 4-piece ensuite. Enjoy the walkout basement, high ceilings, and a private balcony overlooking a private yard. Plus, you're just steps away from green spaces and within easy reach of schools, amenities, shopping centers, and major routes. Call your favorite realtor to view!