



GRASSROOTS
REALTY GROUP

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372 Arbour Grove Close NW
Calgary, Alberta

MLS # A2247695



\$549,000

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,146 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: N/A

Extensively upgraded and move-in ready! This beautifully maintained home is located on a quiet street in a sought-after lake community, offering nearly 1,663 sq ft of developed living space with 3 bedrooms upstairs and a versatile room in the basement. ? Significant upgrades include: • Poly B replaced (2022) • Central air conditioning added (2022) • New hot water tank (2024) • New concrete walkway and rear parking pad (2022) • Underground irrigation system (2022) • Over the years, the home has also seen thoughtful improvements such as updated vinyl plank flooring on both main and basement levels (with insulated subfloor), new baseboards and trims, modernized lighting, and refreshed bathrooms • The kitchen has been tastefully renovated with quartz countertops, backsplash, updated cabinet doors, sink, faucet, and newer appliances • The fireplace was redesigned to add warmth and style to the main living space • Outside, both the front and back decks feature durable composite boards with aluminum railings, and the roof, soffits, fascia, and downspouts have been updated as well The main floor is bright and inviting, thanks to oversized newer windows that bring in abundant natural light. The open-concept layout flows effortlessly from the living room to the kitchen and dining area — perfect for both everyday living and entertaining. The landscaped yard offers privacy, beauty, and a low-maintenance outdoor space for relaxation and gatherings. ??Great location: steps to transit, walking distance to the C-Train, and close to schools, parks, and major roadways including Stoney Trail.