



GRASSROOTS
REALTY GROUP

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173 Arbour Grove Close NW
Calgary, Alberta

MLS # A2254913



\$599,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,563 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air
Floors:	Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Hot Tub and Central Vacuum plus Attachments

Welcome to this gorgeous 3-bedroom walkout four-level split, ideally located just steps from everyday amenities, including C-Train station, shopping center, recreational activities, and schools. Designed with an open-concept loft floor plan, the main level features a bright living room, spacious dining area, and a well-appointed kitchen with a corner pantry—perfect for gatherings and entertaining. Upstairs, you’ll find the primary suite with direct access to the main 4-piece bath, a second bedroom, and a versatile loft overlooking the main floor. The fully developed walkout third level offers even more living space with a cozy corner gas fireplace, wet bar, third bedroom, and an additional 4-piece bath. The fourth level is undeveloped, ready for your personal touch and future plans. Modern décor and finishes flow throughout the home, complemented by a sunny south-facing backyard complete with a private hot tub that will stay with the property. Additional highlights include a rear paved lane and double detached garage. Beautifully priced in a prime location, this home is the perfect fit for families, professionals, or anyone looking to enjoy a vibrant lifestyle.