



**GRASSROOTS**  
REALTY GROUP

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**307 Arbour Grove Close NW**  
**Calgary, Alberta**

**MLS # A2257219**



**\$635,000**

|                  |                                                               |               |                   |
|------------------|---------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Arbour Lake                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                             |               |                   |
| <b>Style:</b>    | 3 Level Split                                                 |               |                   |
| <b>Size:</b>     | 1,293 sq.ft.                                                  | <b>Age:</b>   | 1996 (29 yrs old) |
| <b>Beds:</b>     | 2                                                             | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Garage Door Opener, Garage Faces Rear |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                                     |               |                   |
| <b>Lot Feat:</b> | Back Lane, Interior Lot, Street Lighting, Treed               |               |                   |

|                    |                                                                                                                   |                   |      |
|--------------------|-------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                                                                                                           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Separate/Exterior Entry, Walk-Up To Grade                                                         | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding                                                                                               | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Separate Entrance |                   |      |

**Inclusions:** w

OPEN HOUSE SATURDAY OCT 18TH, 1:30-4pm AND SUNDAY 2-4PM. Welcome to this much-loved and updated home. Tall ceilings and huge expansive triple-paned windows,(replaced in 2022), enhance your arrival. In this home all of the POLY B PLUMBING has been removed and replaced and most of the home has been freshly repainted. The furnace was replaced in 2018 and maintained yearly, and hot water tank in fall of 2023.. New lighting has set an elegant tone, along with newer roof (2016), a new stove and hood fan, in 2024, newer Meile dishwasher, and a renovated ensuite bath (2021). The carpets in the lower level have been professionally shampooed. There is a wonderful work/live opportunity here with the separate entrance to the lower level. The expansive hallway has a powder room and office (which could easily be made into a bedroom). The rec room is separate with its own full bath, so if you have clients coming, you can keep it apart from your day-to-day living and family space. This is a really special home, all you have to do is move in.