

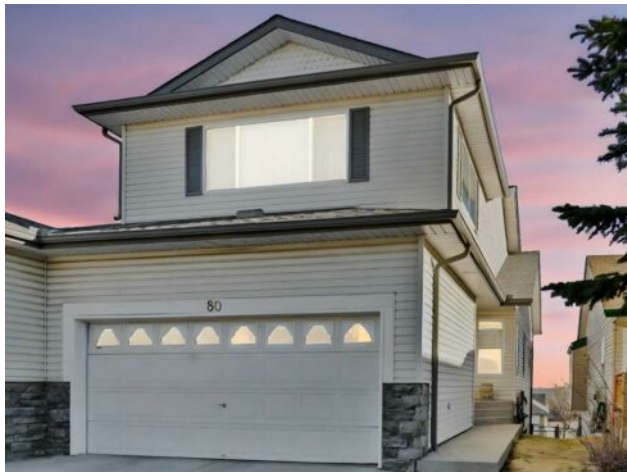


GRASSROOTS
REALTY GROUP

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80 Arbour Grove Close NW
Calgary, Alberta

MLS # A2280140



\$585,000

Division:	Arbour Lake		
Type:	Residential/Duplex		
Style:	2 Storey Split, Attached-Side by Side		
Size:	1,405 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Wireless garage door opener, Basement fridge, Basement Dishwasher, Security System Equipment

Welcome to this rare and versatile semi detached home in the highly sought-after lake community of Arbour Lake. These sought after properties hardly ever become available. Offering a unique layout, exceptional natural light, and the added bonus of a LEGAL walkout basement bachelor suite. Built in 1997 and featuring a double attached garage, this property has been thoughtfully designed and delivers over 2,200 sq ft of total living space, making it ideal for homeowners, investors, or those seeking multi-generational living or extra income possibilities. The main level welcomes you with soaring ceilings, a bright and airy open-concept layout, and a cozy living room. Large windows flood the space with natural light, while the functional kitchen showcases warm wood cabinetry, ample counter space, a pantry for additional storage options and a dining area—perfect for everyday living and entertaining. A good sized bedroom with a 3-piece ensuite on the main floor offers excellent flexibility for guests, home office use, or single-level living convenience. Step outside from the main level to the elevated rear balcony—an ideal space for summer BBQs or your morning coffee. The main floor is complete with a 2 pce powder room and main floor laundry. The upper level offers a small loft area and a large private primary bedroom featuring generous space and a full ensuite bathroom—creating a peaceful sanctuary separated from the main living areas. The walkout basement is fully developed into a self-contained LEGAL bachelor suite, complete with a kitchenette (No stove) and a large spacious living area as well as a full 3 pce bathroom with hookups for additional laundry and its own private entrance. The backyard is fully fenced and backs onto walking path and Crowfoot amenities—an excellent opportunity for rental income, extended family, or a private

guest space. The shingles were replaced 4 years ago. This home offers full access to Arbour Lake's year-round amenities, including swimming, skating, paddle boarding, and community events. Located just minutes from Crowfoot Crossing, schools, transit, parks, and major roadways, this home offers unbeatable convenience in one of NW Calgary's most desirable neighbourhoods. A truly rare offering combining lifestyle, flexibility, and location—this Arbour Lake gem is not to be missed.