



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

**MLS # A2140792**



**\$649,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,241 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Common, Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Lawn, Landscaped, Paved		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** security system.

This Lovely well maintained home is TURN KEY READY to welcome it's new owner! The spacious bright and open floor plan is perfect for lots of family fun and easily accommodates large social gatherings. An impressive kitchen renovation boasts an expansive island and silestone counter tops, making meal preparation a delight for the household chef! Over 2300 square feet of living space throughout includes also on the main floor, a primary bedroom with a 3 piece ensuite and walk in closet, a second bedroom, 4 piece main bathroom, formal dining area and a corner gas fireplace in the living room. Downstairs offers a large rec/games room, two generous sized bedrooms, laundry room, 3 piece bathroom and a mud room off the back walk up entry to the covered deck , back yard and garage. Recent upgrades include roof( 2023), hot water tank( 2021), back fence and lattice toppers along the side fences. PRIME LOCATION IN ARBOUR LAKE ! On a quiet street walking distance to schools and bordering the Crowfoot Center with it's numerous business establishments, shops, eclectic selection of restaurants and the LRT station. Enjoy the benefit of the lake access and the close proximity to Stoney Trail North, South and Trans Canada West.