



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

MLS # A2151180



\$659,900

Division:	Arbour Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,292 sq.ft.	Age:	1997 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Lake, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Open House July 27&28 , Saturday &Sunday, (1:00-3:00pm). Welcome to this lovely, well-maintained fully developed 2 storey home with an oversized insulated garage, located on a whisper-quiet street in the highly desirable Arbour Lake community! On the main floor, you'll find a sunny and bright living room, updated stainless steel appliances, and an open-style kitchen that keeps this home feeling fresh and spacious. The kitchen and dining area, with its large windows, overlooks the fully landscaped and fenced backyard, featuring a huge deck with a gazebo included-perfect for your summer gatherings. Upstairs, you will find a large master bedroom with an en suite and walk-in closet, plus two more good-sized bedrooms with a convenient "Jack & Jill" bathroom for the kids. The fully finished basement includes a laundry room, recreation room, bedroom, and full bathroom. The oversized insulated double garage features a gas line, and there is a separate lien-to shed for all your tools and mower with concrete sidewalk finish the beautiful back yard. Additional upgrades include: new hot water tank (June 2024), deck (2021) with a gazebo and two gas lines, roof (September 2020), and furnace (2016). Enjoy the cozy front verandah and over 1890 sq ft of total developed space. Location is a perfect 10/10—situated on a quiet street, close to schools, playgrounds, and walking paths. You are just 1 block from all the amazing amenities at Crowfoot Crossing, 2 blocks from the bus stop, 3 blocks from the LRT station, and have easy access to Crowchild Trail and Stoney Trail! Don't miss out on this incredible opportunity to own a beautiful home in an unbeatable location!