

173 Arbour Grove Close NW
Calgary, Alberta

MLS # A2254913



\$599,900

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|-----------|--|--------|-------------------|
| 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 | | |

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|-------------|--------------------------------|
| 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 |

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|------------|------|
| 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.