



**GRASSROOTS**  
REALTY GROUP

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**239 Arbour Wood Close NW**  
**Calgary, Alberta**

**MLS # A2302765**



**\$625,880**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Parquet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to 239 Arbour Wood Close NW, a beautifully maintained home tucked away on a quiet close in the heart of Arbour Lake. Offering 4 bedrooms, 2 full 4-piece bathrooms, vaulted ceilings, a double attached garage, and a fully finished basement, this home blends warmth, functionality, and everyday comfort in all the right ways. The main floor feels bright and inviting, with expansive windows, an open-concept flow, and soaring ceilings that create an airy sense of space. The kitchen is well laid out with generous cabinetry and excellent connection to the dining and living areas, making both daily living and entertaining feel effortless. Downstairs, the finished basement adds valuable flexibility with additional bedrooms and spacious recreation areas to accommodate family, guests, work, or hobbies. Outside, the west-facing backyard is a standout feature, offering beautiful afternoon sun, evening light, and a large deck perfect for relaxing or hosting. Set in one of NW Calgary's most established and desirable lake communities, this is a home that offers not only an exceptional layout, but also the lifestyle and long-term value buyers are looking for.