



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

**MLS # A2317279**



**\$619,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,340 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Fruit Trees/Shrub(s), Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home		

**Inclusions:** N/A

Open house June 13 (Saturday) 1:00-4:00pm. Welcome to your turn-key sanctuary in Arbour Lake. Backing directly onto pristine green space and a scenic walking path, this immaculate, fully developed, and thoughtfully renovated family home perfectly blends modern luxury with community living. From the charming covered front porch, step into a bright, spacious layout designed for both seamless entertaining and daily function. The main floor boasts a dedicated private office or a generous living room centered around a bright bay window, and contemporary luxury vinyl plank flooring throughout (2021). The heart of the home is the expansive kitchen, featuring abundant cabinetry, a central island with a breakfast bar, a walkthrough pantry, and premium appliances (2021). The dining area flows effortlessly through patio doors to a massive 14' x 20' rear deck with built-in seating—your private oasis overlooking a fully fenced yard and the open green space beyond. The Upper & Lower Retreats: Upgraded high-end carpeting (2021) guides you upstairs to three well-appointed bedrooms. The primary suite serves as a true retreat, complete with a walk-in closet and a stunning, newly renovated ensuite (2024). A second beautifully updated main bathroom (2024) serves the upper level. The fully finished lower level maintains the same impeccable standard of craftsmanship, offering a massive family room, a private fourth bedroom, a third full bathroom, and extensive storage. Every major detail has been handled for you: a new roof (2022), fresh paint and updated lighting (2021), professional landscaping (2021), and a brand-new washer and dryer (2025). Enjoy a quiet, family-centric street just a short walk from Crowfoot LRT, premier shopping, dining, top-tier schools, and exclusive lake access, all with effortless access to major transit corridors.