

\$624,900 - 371 Arbour Grove Close Nw, Calgary

MLS® #A2157930

\$624,900

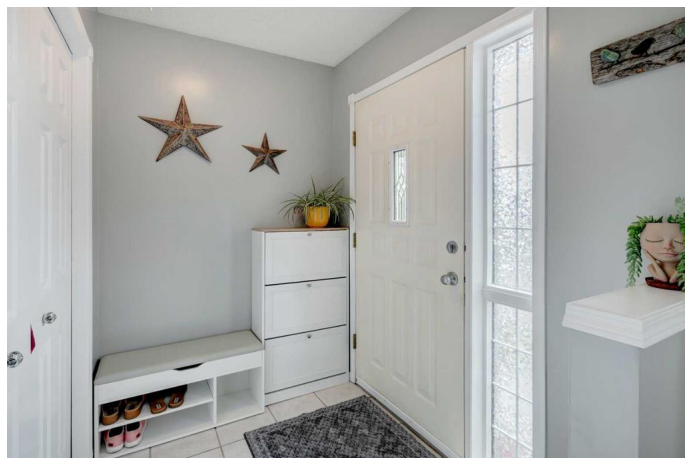
3 Bedroom, 3.00 Bathroom, 1,292 sqft

Residential on 0.08 Acres

Arbour Lake, Calgary, Alberta

This stunning 2 storey home with LAKE ACCESS is located on quiet street in the very desirable neighborhood of Arbour Lake. As you walk through the front door you are greeted by a spacious living room that is bathed in natural light and perfect for relaxing by your fireplace. Through the living room you have a roomy kitchen with stainless steel appliances with a large island and inviting dining room overlooking your amazing backyard. To complete the main floor you have a powder room and laundry room with ample storage. On the top floor you have your primary suite with large closet and your own updated ensuite bathroom. 2 generously sized bedrooms and an updated 4pc bathroom completes the top floor. The developed basement offers another bedroom (window does not meet egress requirements), family room and workshop/flex space for all your hobby needs. As you walk outside to your backyard oasis you will feel at peace. The private backyard is ideal for entertaining your family and friends and comes with a gazebo that you can use year-round and a newer HOT TUB (2022)! This home is ideally situated close to public and separate schools, restaurants and Crowfoot shopping center. Easy access to Stoney Trail and Crowchild Trail. Additional features: New roof on home and garage (hail resistant) in 2023, central vac and newer furnace and HWT (2015).

Built in 1996



Essential Information

MLS® #	A2157930
Price	\$624,900
Sold Price	\$622,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,292
Acres	0.08
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	371 Arbour Grove Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4J1

Amenities

Amenities	Beach Access, Clubhouse
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Storage
Appliances	Dishwasher, Electric Range, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Other, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Gazebo, Front Yard, Landscaped, Level, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2024
Date Sold	September 3rd, 2024
Days on Market	20
Zoning	R-C1N
HOA Fees	252.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Nineteen 88 Real Estate
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