



## 233 Arbour Grove Close Calgary Alberta

\$625,000

Nestled in one of Calgary's sought-after lake communities, this charming two-story home offers the perfect blend of convenience and lifestyle. Located just a short walk from the LRT station and Crowfoot shopping mall, this property boasts a sunny south-facing backyard and is fully finished across all three levels. Step inside to discover a newly renovated kitchen featuring stainless steel appliances, adding a modern touch to the heart of the home. With four bedrooms, two and a half bathrooms, and large windows throughout, the space is filled with natural light. The main floor features a spacious living room, a formal dining room, and a bright kitchen with durable laminate and ceramic tile flooring. Upstairs, you'll find a generous primary bedroom and two additional bedrooms, perfect for family or guests. The beautifully developed basement includes a cozy rec room, an additional bedroom, and a well-appointed bathroom—all finished with laminate flooring for a seamless look. Outdoor living is just as inviting, with a fenced south-facing backyard that includes a 23'x23' double detached garage and a 16'x15' deck, perfect for entertaining. The 22'x7' front verandah adds charm and extra space to enjoy morning coffee or evening sunsets. Enjoy year-round lake activities like fishing, boating, and tennis, just steps from your door. Don't miss your chance to own this incredible home in a vibrant community. (id:6769)

4pc Bathroom .00 Ft x .00 Ft  
Primary Bedroom 11.92 Ft x 13.67 Ft  
Bedroom 9.75 Ft x 13.25 Ft  
Bedroom 8.58 Ft x 9.33 Ft  
3pc Bathroom .00 Ft x .00 Ft  
Family room 11.83 Ft x 12.83 Ft

Other 10.17 Ft x 12.33 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Living room 13.67 Ft x 13.92 Ft  
Dining room 10.00 Ft x 10.75 Ft  
Kitchen 9.50 Ft x 9.92 Ft

Listing Presented By:



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