



## 80 Arbour Grove Close Calgary Alberta

\$585,000

Welcome to this rare and versatile semi detached home in the highly sought-after lake community of Arbour Lake. These sought after properties hardly ever become available. Offering a unique layout, exceptional natural light, and the added bonus of a LEGAL walkout basement bachelor suite. Built in 1997 and featuring a double attached garage, this property has been thoughtfully designed and delivers over 2,200 sq ft of total living space, making it ideal for homeowners, investors, or those seeking multi-generational living or extra income possibilities. The main level welcomes you with soaring ceilings, a bright and airy open-concept layout, and a cozy living room. Large windows flood the space with natural light, while the functional kitchen showcases warm wood cabinetry, ample counter space, a pantry for additional storage options and a dining area--perfect for everyday living and entertaining. A good sized bedroom with a 3-piece ensuite on the main floor offers excellent flexibility for guests, home office use, or single-level living convenience. Step outside from the main level to the elevated rear balcony--an ideal space for summer BBQs or your morning coffee. The main floor is complete with a 2 pce powder room and main floor laundry. The upper level offers a small loft area and a large private primary bedroom featuring generous space and a full ensuite bathroom--creating a peaceful sanctuary separated from the main living areas. The walkout basement is fully developed into a self-contained LEGAL bachelor suite, complete with a kitchenette (No stove) and a large spacious living area as well as a full 3 pce bathroom with hookups for additional laundry and its own private entrance. The backyard is fully fenced and backs onto walking path and Crowfoot amenities--an excellent opportunity for rental income, extended family, or a private guest space. The shingles we...

4pc Bathroom 4.92 Ft x 8.50 Ft  
Primary Bedroom 18.50 Ft x 13.25 Ft  
3pc Bathroom 4.50 Ft x 10.67 Ft  
Kitchen 8.42 Ft x 7.75 Ft  
Other 20.08 Ft x 39.25 Ft  
2pc Bathroom 5.00 Ft x 5.42 Ft

3pc Bathroom 8.42 Ft x 6.42 Ft  
Bedroom 10.92 Ft x 21.58 Ft  
Dining room 9.92 Ft x 6.58 Ft  
Kitchen 12.33 Ft x 9.83 Ft  
Living room 13.42 Ft x 21.58 Ft

Listing Presented By:



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