

\$635,000 - 307 Arbour Grove Close Nw, Calgary

MLS® #A2257219

\$635,000

3 Bedroom, 4.00 Bathroom, 1,293 sqft

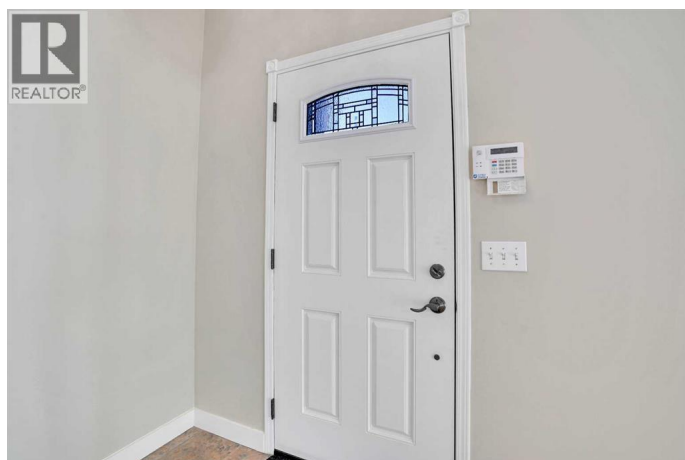
Single Family on 0.08 Acres

Arbour Lake, Calgary, Alberta

OPEN HOUSE SUNDAY 2-4PM. Welcome to this much-loved and updated home. Tall ceilings and huge expansive triple-paned windows,(replaced in 2022), enhance your arrival. In this home all of the POLY B PLUMBING has been removed and replaced and most of the home has been freshly repainted. The furnace was replaced in 2018 and maintained yearly, and hot water tank in fall of 2023.. New lighting has set an elegant tone, along with newer roof (2016), a new stove and hood fan, in 2024, newer Meile dishwasher, and a renovated ensuite bath (2021). The carpets in the lower level have been professionally shampooed. There is a wonderful work/live opportunity here, or use the space as a thrid bedroom. w There is separate entrance to the lower level. The expansive hallway has a powder room and office or bedroom (easily changed to bedroom by adding a closet.) The rec room is separate with its own full bath, so if you have clients coming, you can keep it apart from your day-to-day living and family space. Top notch lake community with lots of amenities, access to Crowfoot Centre and Crowfoot LRT. This is a central hub close to Stoney Trai and Crowchild Trail, so getting anywhere in the City is easy. This is a really special home, all you have to do is move in. (id:6289)

Built in 1996

Essential Information



Listing #	A2257219
Price	\$635,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,293
Acres	0.08
Year Built	1996
Type	Single Family
Sub-Type	Freehold
Style	3 Level

Community Information

Address	307 Arbour Grove Close Nw
Subdivision	Arbour Lake
City	Calgary
Province	Alberta
Postal Code	T3G4J3

Amenities

Amenities	Park, Water Nearby
Features	Treed, See remarks, Back lane, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Water purifier, Range - Electric, Dishwasher, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Has Basement	Yes
Basement	Separate entrance, Walk-up

Exterior

Exterior	Stone, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office

MaxWell Capital Realty



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