



101 Arbour Cliff Close Calgary Alberta

\$669,900

Nestled on a serene, scenic ridge, this villa bungalow sets itself apart with a rare set of features - Very private setting, panoramic views, well developed walk-out, with no one behind & sprawling rear greenscape. So it's little wonder such units rarely come to market. And, it's not a condo! There are 3 bedrooms, 3 full baths, immense pride of ownership & numerous updates through the years. The welcoming offset entrance opens to a flowing floorplan. A vaulted ceiling with prismatic sky-light & bay window grace the ample living & dining rooms. The kitchen has generous cabinetry, eat in nook & views. Step out to the covered south upper deck. Settle back, enjoy the view, light up the bbq. The spacious primary has an upgraded ensuite with Marble Works rainforest shower, bio-bidet & large walk-in closet. The 2nd bedrm can double as den & is adjacent to a 2nd full bath. The walkout lower level is fully finished so delightful for family and entertaining. There's a 3rd bedrm & 3rd bathrm, with a soothing jetted tub. The substantial family room has a rare full-size wet bar. Curl up by the fireplace, complete with mantel and shelving. Ample wall space for a full screen - break-out the popcorn. Also a large crafts/workshop with sink. Plenty of storage. Walk out to the covered patio, with 2nd gas line. Open the gate and roam the green space. Updates incl. triple-pane windows, high efficiency furnace, hot water tank, fixtures, S/SAppl, Bosch dishwasher, LG washer/dryer. Also Moen-Flow Wi-Fi water flow and leak sensor and wi-fi light & dimmer switches. The mudroom/laundry leads to the refreshed big double garage, with handy shelving & fabulous poly-vinyl flooring. Top-notch community amenities - Lake, tennis, pathways & Crowfoot shopping center. Great cycle/walkability. To simplify life, residents enjoy landscaping & snow removal through a modest homeowner assn fee. This...

Bedroom 10.58 Ft x 12.17 Ft
 4pc Bathroom 8.08 Ft x 9.67 Ft
 Family room 19.67 Ft x 15.17 Ft
 Storage 13.83 Ft x 15.17 Ft
 Primary Bedroom 11.25 Ft x 17.25 Ft
 Kitchen 7.92 Ft x 12.25 Ft
 Other 9.08 Ft x 13.75 Ft
 Other 27.50 Ft x 6.75 Ft

Dining room 14.92 Ft x 11.50 Ft
 Living room 14.83 Ft x 12.17 Ft
 3pc Bathroom 8.50 Ft x 9.50 Ft
 Other 6.17 Ft x 6.25 Ft
 Bedroom 12.42 Ft x 9.58 Ft
 4pc Bathroom 9.58 Ft x 4.92 Ft
 Laundry room 5.83 Ft x 7.58 Ft

Listing Presented By:



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100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca