



## 25 Arbour Summit Close Calgary Alberta

\$789,900

This very well kept and upgraded home is next to a pristine treed green space and offers ample space for family living. Beginning with 2 spacious dining areas, 2 family rooms as well as a formal living and dining area, this home has room to spare and would be great for entertaining guests or family gatherings. Each family room has a gas fireplace with the lower family room also featuring a built-in bar with roughed-in plumbing. The spacious upper rear deck overlooks the well landscaped South backyard as well as the green space's walking path. There is also a built-in foldout awning for those really sunny days. The lower covered patio is another space to relax and enjoy the backyard and greenspace. Throughout the home is hand scraped style laminate flooring for durability and easy care. The kitchen has modern appliances with a water/ice dispensing fridge, a gourmet gas stove, microwave/hoodfan, dishwasher, garburator and filtered water dispenser, all surrounded by gorgeous granite countertops. With the green space and walking path wrapping around the side of the house, you only side onto one neighbour. This is a solid, well taken care of home in a premier location.

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Primary Bedroom 14.58 Ft x 12.83 Ft

5pc Bathroom 12.25 Ft x 6.92 Ft

Bedroom 14.08 Ft x 11.08 Ft

Recreational, Games room 30.92 Ft x 13.75 Ft

4pc Bathroom .00 Ft x .00 Ft

Kitchen 8.75 Ft x 14.00 Ft

Breakfast 14.50 Ft x 9.00 Ft

Living room 11.00 Ft x 12.50 Ft

Dining room 12.58 Ft x 9.75 Ft

Family room 14.58 Ft x 14.00 Ft

Bedroom 12.42 Ft x 11.00 Ft

3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

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**Mirror**

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