



# 107 Arbour Meadows Close Calgary Alberta

\$579,900

This quaint, immaculate three-bedroom home is a blend of charm and modern elegance, offering a warm and inviting ambiance from the moment you step inside. Tucked into the friendly neighbourhood of Arbour Lake with LAKE ACCESS this home exudes curb appeal with its carefully landscaped front yard, welcoming porch, and tasteful exterior details that set the tone for what lies within. As you enter, you're greeted by a cozy yet spacious living area with gleaming hardwood floors, massive front closet, large windows that flood the space with natural light, and a timelessly elegant custom fireplace. This living space flows seamlessly into a bright, fully updated kitchen, where classic style meets functionality. Raised maple custom cabinetry, tons of counter space, a window in front of the sink, a full compliment of appliances make it a delight to cook and entertain. The adjoining dining area, with its soft lighting, hunter Douglas Zebra blinds and an inviting layout, is perfect for family meals or intimate gatherings with friends. The three bedrooms are thoughtfully designed with comfort in mind. Each room is spacious yet cozy, featuring plush carpeting, ample closet space, and windows that bring in plenty of light. The primary bedroom offers a tranquil retreat overlooking a pond, the foothills and our majestic Rocky Mountains, complete with an ensuite bathroom featuring a full 4 piece, and a walk in closet. The additional two bedrooms are perfect for guests, children, or a home office, all maintaining the home's charming yet pristine appeal. The basement is unfinished with tons of future potential. Outside, the south facing backyard provides a private, space with a beautifully manicured lawn, flowering plants, garden area and a huge deck ideal for relaxing with a morning coffee or hosting a small get-together. Whether you're enjoying a quiet evening on the patio, tending...

Furnace 8.08 Ft x 18.50 Ft  
2pc Bathroom Measurements not available  
Dining room 10.50 Ft x 13.33 Ft  
Kitchen 8.58 Ft x 15.67 Ft  
Living room 13.25 Ft x 17.83 Ft

4pc Bathroom Measurements not available  
4pc Bathroom Measurements not available  
Bedroom 10.33 Ft x 11.92 Ft  
Bedroom 8.25 Ft x 12.92 Ft  
Primary Bedroom 12.00 Ft x 12.75 Ft

Listing Presented By:



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