



12 Arbour Cliff Court Calgary Alberta

\$689,000

**** OPEN HOUSE IS CANCELLED **** Stunning walkout bungalow with beautiful mountain views, rarely do treasured properties like this come to market. Welcome to the Arbour Cliff Villas, the highly sought after complex located in the community of Arbour Lake. This upgraded and immaculately kept one owner residence is sure to please, with its carefree lifestyle: no more yard work and no more snow shoveling. Step in and fall in love with the warm and inviting open plan featuring an enlarged foyer, gorgeous hardwood floors, vaulted ceilings and attractive colors. The main floor features a master bedroom with walk-in closet, and another bedroom (or den), both with access to the 2 full baths, and the convenience of main floor laundry/mud room area with ample storage and a skylight to brighten the room. You'll enjoy the bright cozy kitchen that leads to a lovely, covered deck with roll up shutters and skylight where you can cherish mountain views and beautiful sunsets. The fully developed walk out basement offers an exceptional layout, containing a spacious bedroom, a 3pce bath equipped with a hot tub adjacent to a large storage/hobby room with a corner shower. The large family/rec room with wet bar and gas fireplace leads to your outdoor oasis on a ground level patio. Improvements include a newer furnace, hot water tank, newer water softener, newer main floor windows, lighting, designer paint, Hunter Douglas blinds, and Poly B removal for complete peace of mind. Highlights include comfy Adura luxury flooring in the kitchen with the convenience of a central vac kick plate for easy cleaning, newer kitchen counter tops, decorative backsplash, glass deck railing and so much more. This is not a condo. There are monthly Homeowners Association fees of \$144.00 covering lawn care and snow removal. The annual Arbour Lake Residents association fee of \$262.50 grants access to the lake pr...

1pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Bedroom 15.50 M x 10.50 M

Other 15.25 M x 18.00 M

Recreational, Games room 26.08 M x 14.92 M

Living room 14.83 M x 14.83 M

Dining room 16.17 M x 8.83 M

Breakfast 9.33 M x 14.08 M

Primary Bedroom 17.42 M x 11.92 M

Bedroom 12.42 M x 9.83 M

Laundry room 9.92 M x 5.92 M

3pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Kitchen 8.42 M x 12.17 M

4pc Bathroom Measurements not available