



# 13 Arbour Cliff Close Calgary Alberta

\$659,900

Welcome to this stunning walkout bungalow villa located in the highly sought-after NW community of Arbour Lake. Meticulously upgraded over the past 6 years, this home's extensive updates include an entirely new kitchen, high-efficiency furnace, air conditioning, hot water tank, brand new carpet, fresh paint throughout, updated bathroom vanities, replacement of all windows, exterior doors, and refreshed attic insulation. Step inside and be impressed by the thoughtfully designed floorplan. At the heart of the home is a bright, forward-facing kitchen boasting ceiling-height cabinetry, granite countertops, and stainless steel appliances--an ideal space for cooking and entertaining. The living room is flooded with natural light thanks to its large, south-facing windows. The primary bedroom is a serene retreat, offering ample space for your bedroom suite furniture, complemented by a generous walk-in closet and an ensuite bathroom. The main floor is complete thanks to a second bedroom, a full bathroom, and a conveniently located laundry room. The fully finished walkout basement is a dream. A sprawling recreation area with a second fireplace provides endless possibilities for entertainment systems, fitness, hobbies, or hosting guests. This level also features a third bedroom, a third full bathroom, ample storage space and access to a private patio. You will truly enjoy this home's proximity to transit, amenities(including Arbour Lake) and a wealth of shopping just minutes away. The exceptional homeowners association (HOA) provides a low-maintenance lifestyle, with fees covering snow removal and landscaping, so you can enjoy more leisure time year-round. Don't miss the opportunity to view this remarkable home with a double attached garage and the perfect covered BBQ'ing deck! Check out the virtual tour and schedule a showing with your favorite Realtor today. (id:6769)

Family room 26.17 Ft x 14.92 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Bedroom 15.00 Ft x 10.67 Ft  
 Kitchen 15.50 Ft x 11.08 Ft  
 Breakfast 11.17 Ft x 7.92 Ft  
 Dining room 14.75 Ft x 11.42 Ft

Living room 17.00 Ft x 12.33 Ft  
 Primary Bedroom 17.33 Ft x 11.25 Ft  
 Bedroom 12.42 Ft x 9.58 Ft  
 Laundry room 11.92 Ft x 5.75 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 3pc Bathroom .00 Ft x .00 Ft

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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca