



## 20 Arbour Cliff Close Calgary Alberta

\$600,000

Welcome to 20 Arbour Cliff Close. This quaint villa community within Arbour Lake provides you with all lawn and snow maintenance, including your driveway and sidewalk, for only \$144/month. This 3 bedroom, 3 bathroom home offers pristine hardwood flooring and tile throughout the main floor. The primary bedroom has a walk-in closet and a private ensuite. As second bedroom, across from a full bathroom, can double as a home office. The kitchen has a breakfast nook, white cabinets, double oven, and new quartz countertops. The added convenience of laundry on the main floor is essential for those looking to do less stairs. The basement is fully finished with the 3rd bedroom, another full bathroom with quartz countertops, a cozy rec room with gas fireplace and loads of storage in the utility room. Out back you have a no maintenance composite deck which has gas hook up for your BBQ. The annual Arbour Lake Residents Association fee of \$263 per year, provides exclusive access to the Lake and the many other fantastic amenities. Great walkability along the paths and parks, proximity to NW Calgary's shops, services, and major transportation system. This home is move in ready and offers a tremendous lifestyle in a fantastic neighbourhood. (id:6769)

Bedroom 15.33 Ft x 10.50 Ft

Family room 26.08 Ft x 14.42 Ft

Furnace 18.08 Ft x 15.33 Ft

4pc Bathroom .00 Ft x .00 Ft

Eat in kitchen 12.25 Ft x 7.58 Ft

Dining room 16.25 Ft x 9.00 Ft

Breakfast 13.75 Ft x 9.17 Ft

Living room 14.75 Ft x 14.58 Ft

Primary Bedroom 17.42 Ft x 11.25 Ft

Bedroom 12.25 Ft x 9.50 Ft

Laundry room 11.92 Ft x 6.08 Ft

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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