



IR REALTOR®



# 48 Arbour Cliff Court Calgary Alberta

\$609,000

OPEN HOUSE December 16 - 1 to 3pm. Amazing Arbour Lake! Welcome to this highly sought after 3 bedroom villa bungalow in a 55+ adult living community. Beautiful lake with access to beach, swimming, catch/release fishing, endless biking & walking paths and gorgeous mountain and valley views. This very quiet location, in a cul-de-sac has been immaculately kept with newer appliances, and over 2300 sqft of developed space on two levels. Impressive floorplan offers open plan living/dining with vaulted ceilings and hardwood flooring. Large sunny and bright kitchen with breakfast nook, white appliances and pantry. Access to large rear deck (extended 2017) with railing and BBQ hook up. Main level oversized primary bedroom with ensuite and walk in closet. Second bedroom could be an office, serviced by a full bathroom. Laundry area conveniently located in the main level mud room (with storage), leading to double attached garage. Lower level offers a huge recreation/media area with gas fireplace and lovely parquet flooring. Additional 3rd bedroom and 2pc bathroom. Massive storage area in utility room. This is not a condo and monthly fee of \$134.00 covers lawn maintenance and snow removal for a true lock and leave experience! Small pets permitted (with restrictions). Close to all major shopping, restaurants with quick access to airport or the mountains! Call for a private viewing! (id:6769)

Bedroom 10.42 Ft x 13.08 Ft  
2pc Bathroom 8.17 Ft x 6.00 Ft  
Recreational, Games room 25.92 Ft x 16.58 Ft  
Furnace 21.17 Ft x 25.08 Ft  
Bedroom 12.33 Ft x 13.92 Ft  
Primary Bedroom 11.83 Ft x 17.25 Ft  
Dining room 16.33 Ft x 9.67 Ft

Living room 15.00 Ft x 14.00 Ft  
3pc Bathroom 8.50 Ft x 9.50 Ft  
4pc Bathroom 8.50 Ft x 4.92 Ft  
Breakfast 9.75 Ft x 14.08 Ft  
Kitchen 7.08 Ft x 12.25 Ft  
Laundry room 5.75 Ft x 11.83 Ft  
Dining room 16.33 Ft x 9.67 Ft

Listing Presented By:



Originally Listed by:  
CIR REALTY

<https://www.sandramacdonell.com/>



**Real Estate Professionals Inc.**

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

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