



12 Arbour Cliff Close Calgary Alberta

\$549,900

All original Poly-B plumbing was professionally replaced in December 2025, offering added peace of mind in this meticulously maintained villa in northwest Calgary. Pride of ownership is evident throughout this move-in-ready home, featuring tasteful upgrades including tile flooring in the kitchen and bathroom, plus a beautiful new walk-in shower on the main floor and fresh paint throughout. This charming bungalow offers an inviting open-concept layout with comfortable living and dining spaces, two spacious bedrooms, a full bathroom, and the convenience of main-floor laundry located in the mudroom off the garage. The partially developed basement expands your living space with a large recreation room, fireplace, an additional full bathroom, and a Murphy bed perfect for hosting guests. Enjoy maintenance free living with HOA fees of just \$150/month covering lawn care and snow removal. Residents also benefit from the Arbour Lake Residents Association, providing year-round lake access with activities such as skating and ice fishing in winter, and swimming, beach days, paddle boating, and fishing in the summer. A fantastic opportunity to enjoy comfort, convenience, and community in this beautiful home. (id:6769)

- Recreational, Games room 21.50 Ft x 26.17 Ft
- 4pc Bathroom 4.92 Ft x 8.25 Ft
- Furnace 19.08 Ft x 26.17 Ft
- Primary Bedroom 13.42 Ft x 13.08 Ft
- Bedroom 13.33 Ft x 11.92 Ft
- 3pc Bathroom 11.00 Ft x 5.08 Ft
- Kitchen 11.25 Ft x 9.08 Ft
- Laundry room 10.50 Ft x 5.92 Ft
- Dining room 17.25 Ft x 10.00 Ft
- Living room 11.25 Ft x 10.92 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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