



189 Arbour Cliff Close Calgary Alberta

\$659,900

Step into the epitome of adult living with this immaculate 1267 sq. ft. WALKOUT VILLA BUNGALOW in Arbour Lake - and it's not your ordinary condo experience, with NO CONDO FEES just \$144 per month for lawn, snow and irrigation. Nestled in the vibrant adult community of Arbour Cliff Close, this sunlit 2+1 bedroom residence awaits. The main floor unfolds with an inviting open living room and dining room, featuring a vaulted ceiling and gleaming hardwood floors. The updated kitchen, boasting a charming dining nook and access to the expansive rear deck (now equipped with a new gas line hookup), invites culinary adventures and leisurely outdoor moments. Indulge in the luxury of the spacious primary suite, complete with a 3-piece ensuite, new tile flooring, shower, and countertop. Explore an additional generously-sized second bedroom and a conveniently updated 4-piece bath plus main floor laundry. The lower walkout level transforms into a fully developed haven, perfect for entertaining with a spacious family room boasting a gas fireplace, a wet bar, a snug third bedroom, space for a home office area, a recently renovated 3-piece bath, and a substantial storage or craft room/workshop area. The covered patio seamlessly extends your living space to the outdoors. Additional perks include a double attached garage, thoughtfully drywalled and insulated for added convenience, a new high-efficiency furnace & central air, new interior doors throughout, new backsplash, and new appliances, including a gas stove, new lower level window coverings. The homeowners association (HOA) is only \$144 per month and it handles landscaping, snow removal, and lawn irrigation, granting you a truly carefree lifestyle. Don't miss the chance to revel in the finest of adult living - call today to immerse yourself in the charm of Arbour Lake! (id:6769)

3pc Bathroom 4.75 Ft x 8.92 Ft
 Bedroom 13.75 Ft x 8.92 Ft
 Office 9.08 Ft x 11.00 Ft
 Family room 32.00 Ft x 14.58 Ft
 Furnace 32.00 Ft x 11.92 Ft
 3pc Bathroom 9.25 Ft x 5.33 Ft

Bedroom 11.00 Ft x 11.33 Ft
 Breakfast 10.17 Ft x 12.67 Ft
 Dining room 19.25 Ft x 9.75 Ft
 Kitchen 9.00 Ft x 11.33 Ft
 Laundry room 5.58 Ft x 12.83 Ft
 Living room 15.50 Ft x 18.08 Ft

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

Listing Presented By:



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4pc Bathroom 4.92 Ft x 8.58 Ft

Primary Bedroom 14.67 Ft x 19.25 Ft