

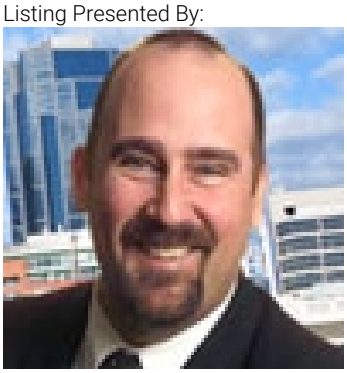
20 Arbour Cliff Close Calgary Alberta

$599,900

Well-maintained home in the LAKE COMMUNITY of Arbour Lake! Offering the convenience of MAIN FLOOR LIVING, this 3 BEDROOM, 2.5 BATHROOM home is an excellent choice for those looking to downsize or enjoy a more relaxed, low-maintenance lifestyle.The south-facing main floor features a large living & dining room, a comfortable space for everyday living and entertaining. The spacious kitchen and dining nook have direct access to a large deck overlooking green space, providing a great spot for outdoor dining, entertaining, or simply relaxing. There are 2 generously sized bedrooms, including a spacious primary bedroom with a walk-in-closet and private 3-piece ensuite. A 2nd bedroom, full 4-piece bathroom and convenient MAIN FLOOR LAUNDRY complete this level, providing everything you need on one floor.The FULLY FINISHED BASEMENT offers even more living space with a large recreation room including a cozy electric fireplace, a spacious bedroom with an egress window & large closet, a 4-piece bathroom, and an abundance of storage. Carpeted throughout the lower level, it provides a comfortable space for guests, family, or a home office setup. Additional features of the home include a DOUBLE-ATTACHED GARAGE, new dishwasher, newer refrigerator, furnace and hot water tank.Enjoy the benefits of MAINTENANCE FREE OUTDOOR LIVING, with landscaping and snow removal taken care of through the HOA, giving you more time to enjoy everything this wonderful community has to offer. Residents also enjoy access to the community's lake amenities through the annual Resident Association Fee, offering exclusive lake privileges and year-round recreational opportunities.A convenient location with the bus-stop just steps away, offering direct access to the LRT. Close proximity to schools, shopping, restaurant, the Crowfoot YMCA and the public library. A great opportunity to enjoy single-level living in ...

Bedroom 15.33 Ft x 10.50 Ft
Recreational, Games room 14.33 Ft x 26.17 Ft
4pc Bathroom 8.00 Ft x 8.25 Ft
Furnace 22.67 Ft x 21.00 Ft
Foyer 6.75 Ft x 4.58 Ft
4pc Bathroom 8.50 Ft x 4.92 Ft
3pc Bathroom 8.50 Ft x 9.33 Ft
Primary Bedroom 11.25 Ft x 17.50 Ft
Kitchen 7.42 Ft x 12.25 Ft
Breakfast 9.50 Ft x 14.00 Ft

Listing Presented By:



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Century 21 Bamber Realty LTD.

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Bedroom 12.25 Ft x 12.00 Ft

Dining room 16.83 Ft x 9.33 Ft

Living room 14.92 Ft x 14.42 Ft