



301 Arbour Cliff Close Calgary Alberta

\$650,000

Located in Arbour Lake--Northwest Calgary's only lake community--this home in Arbour Cliff Villas is an immaculately maintained semi-detached bungalow providing low-maintenance living. The main floor spans just under 1300 sq ft, featuring a spacious family room and adjoining dining room with vaulted ceilings. The large kitchen boasts stainless steel appliances, ample counter and cupboard space, abundant natural light from numerous windows, and a breakfast nook for casual dining. The primary bedroom includes an ensuite bathroom and walk-in closet, with a second main-floor bedroom next to the full main bathroom. Main-floor laundry in the mudroom offers counter space, cabinetry, and a linen closet. The basement features a large finished family room, two-piece bathroom, and workshop equipped with built-in workbenches and bright task lighting--ideal dimensions and setup for easy conversion to a third bedroom. Numerous upgrades throughout the years include hardwood flooring throughout the living room, dining room, and bedrooms; upgraded tile flooring in the kitchen; and a new furnace and central air conditioner (2024). Additional features include Gemstone lighting, an insulated and drywalled double-car garage, backyard deck, and gas outlet for barbecuing. All interior Poly-B plumbing lines fully replaced with modern materials to all fixtures; main municipal supply line remains Poly-B. Arbour Cliff Villas HOA (\$150/month) handles snow removal, lawn care, and underground sprinkler maintenance. Arbour Lake residents enjoy exclusive access to a private lake, beach, clubhouse, tennis courts, skating, and fishing for an annual fee of \$317.63 (incl. GST). Prime location near Crowfoot Crossing shopping, CTrain, and restaurants, with quick Stoney Trail access to the mountains. (id:6769)

2pc Bathroom 8.25 Ft x 6.92 Ft
 Recreational, Games room 21.08 Ft x 17.58 Ft
 Workshop 14.17 Ft x 18.67 Ft
 3pc Bathroom 8.67 Ft x 9.42 Ft
 4pc Bathroom 8.58 Ft x 4.17 Ft
 Bedroom 12.50 Ft x 11.92 Ft

Breakfast 9.92 Ft x 13.92 Ft
 Dining room 16.33 Ft x 9.17 Ft
 Kitchen 7.08 Ft x 12.33 Ft
 Laundry room 5.92 Ft x 11.92 Ft
 Living room 14.83 Ft x 14.58 Ft
 Primary Bedroom 11.92 Ft x 17.17 Ft

Listing Presented By:



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