



4 ARBOUR CLIFF Court Calgary Alberta

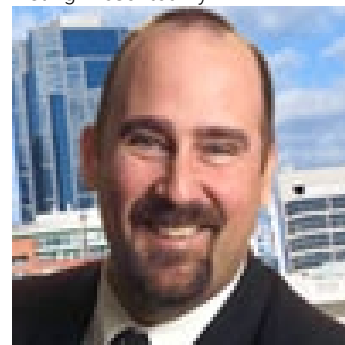
\$724,900

DISCOVER the ULTIMATE "LOCK + LEAVE" LIFESTYLE in this EXCEPTIONAL WALKOUT BUNGALOW VILLA in the sought-after LAKE COMMUNITY of ARBOUR LAKE!!! Offering 2,152+ SQ. FT. DEVELOPED, 4 BEDROOMS, 3 FULL BATHROOMS, CENTRAL A/C + a DOUBLE ATTACHED GARAGE, this FREEHOLD home delivers SPACE, COMFORT + LOW-MAINTENANCE LIVING w/NO CONDO FEES!!! A NEW KITCHEN, TRIPLE-PANE WINDOWS + MOUNTAIN VIEWS elevate everyday living on a 4,542 SQ. FT. CORNER LOT!!! Ideal for snowbirds + downsizers, the \$150/MONTH HOA covers LANDSCAPING + SNOW REMOVAL, leaving more time to travel + enjoy life!!! Set on a peaceful cul-de-sac, attractive stucco curb appeal welcomes you inside, where HARDWOOD FLOORS, VAULTED CEILINGS + abundant natural light create an airy atmosphere. The NEW KITCHEN feat. WHITE CABINETRY, GRANITE COUNTERS, STAINLESS STEEL APPLIANCES, a PANTRY + generous storage + prep space!!! The adjoining DINING ROOM is ready for family celebrations + memorable meals, flowing into the inviting LIVING ROOM w/large windows, soaring ceilings + space to gather. Step onto the LARGE UPPER DECK to dine outdoors, unwind + take in the MOUNTAIN VIEWS!!! The MAIN-FLOOR PRIMARY BEDROOM offers a peaceful retreat w/generous windows, a WALK-IN CLOSET + private 4-PC ENSUITE. The 2nd Bedroom is ideal for guests, hobbies or a home office, while a separate 3-PC BATH adds convenience. A practical MUDROOM + MAIN-FLOOR LAUNDRY connect directly to the DOUBLE ATTACHED GARAGE, making winter mornings + everyday errands easier! Follow the METAL + WOOD RAILING downstairs to the FINISHED WALKOUT BASEMENT, where CORK FLOORING brings warmth + the spacious FAMILY ROOM w/GAS FIREPLACE invites cozy movie nights + relaxed gatherings. Walk straight out to the LARGE COVERED PATIO for another inviting place to enjoy the outdoors!!! The 3rd Bedroom + 4th Bedroom, FULL 4-PC BATH + generous STORAGE provide comfortable space for fam...

Family room 16.08 Ft x 14.83 Ft
Bedroom 12.50 Ft x 9.50 Ft
Bedroom 13.08 Ft x 10.00 Ft
4pc Bathroom 9.58 Ft x 8.08 Ft

Primary Bedroom 17.00 Ft x 11.25 Ft
Other 6.17 Ft x 5.92 Ft
4pc Bathroom 9.17 Ft x 5.17 Ft
Bedroom 12.50 Ft x 11.83 Ft
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Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Furnace	20.92 Ft x 17.83 Ft	Foyer	6.42 Ft x 6.42 Ft
Living room	16.92 Ft x 11.58 Ft	Laundry room	11.83 Ft x 5.67 Ft
Kitchen	13.50 Ft x 11.17 Ft	3pc Bathroom	8.50 Ft x 4.92 Ft
Dining room	11.17 Ft x 10.83 Ft		