

**105 Arbour Cliff Close NW**  
**Calgary, Alberta**

**MLS # A2215027**



**\$689,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,288 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Greenbelt, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Soaking Tub, Storage		

**Inclusions:** None

Backing onto a green belt sits this finished walkout bungalow in a charming adult complex! This is a villa but NO condo fees, just an HOA for lawn and snow maintenance of \$144/month. Come home to your convenient low-maintenance lifestyle and never worry about snow shovelling or grass mowing again! The living and dining rooms are bright and open with wonderful connectivity, perfect for entertaining. The expansive deck, accessed from the living and dining rooms, is perfect for enjoying the wonderful south and west view of COP and the mountains, with nothing to block those views. Easily prep, cook and host in the large kitchen with a great layout. New kitchen counters, new dishwasher, new fridge with water/ice capabilities, a convenient garburator and freshly stained cabinetry add to your enjoyment of creating culinary wonders in this generous space. The bayed breakfast nook is wonderful for peaceful morning coffees and casual gatherings. Retreat at the end of the day to the spacious primary bedroom and enjoy the privacy of your own ensuite, updated with the same cabinetry and counter as the kitchen, and with new toilet. Ideally located on the other side of the home for ultimate privacy are the second bedroom and second full bathroom. Gather in the rec room in the finished walkout basement and come together in front of the gas fireplace. This huge space can easily be divided by furniture to create separate zones for work, fitness, media and hobbies. A 3rd bedroom and another full bathroom further add to the versatility of this fantastic lower level. Backing onto a treed green space creates a scenic backdrop to your summer barbeques and time spent unwinding on the expansive rear deck and tranquil lower patio. The insulated and drywalled attached garage has a new door opener and keeps your vehicles safely out of the elements with extra parking on the

driveway. Ideally located within walking distance to the lake and amenities! This enchanting lakeside community has it all &ndash; an extensive pathway system, fishing, boating, swimming, ice skating and numerous other year-round activities at the lake plus diverse shopping and fantastic restaurants. Exceptionally located close to everything yet tucked away for a quiet escape!