



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2284425**



**\$634,500**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,286 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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>	Laminate Counters, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Workbench in workshop, workbench in garage

\*\*\*Home is still available for showings. Seller has accepted an offer conditional to the sale of the buyer's property\*\*\* Located in Arbour Lake&mdash;Northwest Calgary's only lake community&mdash;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&mdash;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. 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.

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