



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

MLS # A2284425



\$625,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Workbench in workshop, workbench in garage

Open House: 12pm to 2pm Saturday, June 13 and 12pm to 2pm Sunday, June 14 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. 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.