



GRASSROOTS
REALTY GROUP

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20 Arbour Cliff Close NW
Calgary, Alberta

MLS # A2350486



\$629,900

Division:	Arbour Lake		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,286 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Central Vacuum, No Smoking Home, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

OPEN HOUSE SATURDAY OCT 10, 1-3pm. Well-maintained home in the LAKE COMMUNITY of Arbour Lake! Offering the convenience of MAIN FLOOR LIVING, this 3 BEDROOM, 2.5 BATHROOM home is an excellent choice for those looking to downsize or enjoy a more relaxed, low-maintenance lifestyle. The south-facing main floor features a large living & dining room, a comfortable space for everyday living and entertaining. The spacious kitchen and dining nook have direct access to a large deck overlooking green space, providing a great spot for outdoor dining, entertaining, or simply relaxing. There are 2 generously sized bedrooms, including a spacious primary bedroom with a walk-in-closet and private 3-piece ensuite. A 2nd bedroom, full 4-piece bathroom and convenient MAIN FLOOR LAUNDRY complete this level, providing everything you need on one floor. The FULLY FINISHED BASEMENT offers even more living space with a large recreation room including a cozy electric fireplace, a spacious bedroom with an egress window & large closet, a 4-piece bathroom, and an abundance of storage. Carpeted throughout the lower level, it provides a comfortable space for guests, family, or a home office setup. Additional features of the home include a DOUBLE-ATTACHED GARAGE, new dishwasher, newer refrigerator, furnace and hot water tank. Enjoy the benefits of MAINTENANCE FREE OUTDOOR LIVING, with landscaping and snow removal taken care of through the HOA, giving you more time to enjoy everything this wonderful community has to offer. Residents also enjoy access to the community's lake amenities through the annual Resident Association Fee, offering exclusive lake privileges and year-round recreational opportunities. A convenient location with the bus-stop just steps away, offering direct access to the LRT. Close proximity to

schools, shopping, restaurant, the Crowfoot YMCA and the public library. A great opportunity to enjoy single-level living in one of Calgary's most desirable lake communities, with the added benefit of a low-maintenance lifestyle and amenities right at your doorstep! Book your viewing appointment today!