

16 Arbour Cliff Court NW
Calgary, Alberta

MLS # A2198879



\$689,000

Division:	Arbour Lake		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,289 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Few Trees, Gentle Sloping, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s)		

Inclusions: Window Coverings, 2 Remotes for Garage door

A rare find! Gorgeous walkout Bungalow with beautiful mountain views. Welcome to the Arbour Cliff Villas, the highly sought after complex located in the community of Arbour Lake. What an amazing lifestyle, no more yard work and no more snow shoveling. Step in and fall in love with this upgraded and immaculately kept residence. The main floor has an exceptional layout offering a master bedroom and another bedroom (or den!), both with access to 2 full baths, and the convenience of main floor laundry/mud room area with ample storage. The kitchen features a cozy eating area that leads to a lovely covered deck with calming mountain views. The fully developed walkout basement offers a brilliantly designed space containing a large family room/rec room leading to your outdoor oasis on the ground level patio, 1 spacious bedroom, a full bath and the added bonus of a large cold room with clever wine storage. Some of the costly improvements made include triple pane windows, newer deck railing, high efficiency furnace, hot water tank, newer counter tops and stylish backsplash, gleaming hardwood floors, total Poly B removal for complete peace of mind, and so much more. This is not a condo. There are monthly Homeowners Association fees of \$144.00 covering lawn care and snow removal. The annual Arbour Lake Residents association fee of \$262.50 grants access to the lake providing year-round fun such as skating and ice fishing in winter, while in the summer months you can enjoy the beach, swimming, paddle boats and fishing. A fantastic complex with rarely seen wide streets, ample green space, and a small park that hosts numerous community activities. In absolute move in condition. A remarkable opportunity not to be missed.