

301 Arbour Cliff Close NW
Calgary, Alberta

MLS # A2284425



\$634,500

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|------------------|----------------------------------|---------------|-------------------|
| Division: | Arbour Lake | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bungalow | | |
| 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 | | |

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|--------------------|--|-------------------|------|
| 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

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.