



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

**MLS # A2278123**



**\$685,000**

<b>Division:</b>	Arbour Lake	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	Attached-Side by Side, Bungalow	
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b> 1994 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 3
<b>Garage:</b>	Double Garage Attached	
<b>Lot Size:</b>	0.10 Acre	
<b>Lot Feat:</b>	Corner Lot	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		
<b>Inclusions:</b>	None		

OPEN HOUSE – Sunday, January 11 (1-3pm) Welcome to the highly desirable Arbour Cliff Villas in stunning Arbour Lake. This QUIET little enclave of bungalow villas offers a simple, no maintenance, turn key lifestyle – QUIET & PEACEFUL - tucked away within the broader community of Arbour Lake – WONDERFUL! You will LOVE the walking paths, proximity to shops and services and the short walk to Arbour Lake itself... bring your fishing rod! For a mere \$150/month your HOA fee covers landscaping and snow removal, for an additional \$280/year you have lake access where you and/or the grandkids will enjoy the beach, paddle boats and fishing in the summer, ice fishing and skating in the winter, all of this a short walk from your new home – FANTASTIC! This walkout bungalow offers 2130 sq ft of living space over two levels, with 2+1 beds and 3 full baths. On the main you will enjoy a large living room and dining space, hardwood floors and a vaulted ceiling, providing an inviting sense of space. The kitchen features a dining nook and direct access to your rear deck, under an awning to protect against those hot summer days. The primary bedroom enjoys a full en suite. There is a second bedroom and full bath on the main as well... ideal for when the grandkids are visiting or convert to your home office or a quiet den. The walkout level offers a large family/rec room, a third bedroom and a full bath (overnight guests will appreciate), with direct access to your patio in back – PRIVATE & QUIET! PLEASE NOTE: New windows on the main, last year. Call today to view, this is a villa community which commands great attention.