



GRASSROOTS
REALTY GROUP

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206 Arbour Cliff Close NW
Calgary, Alberta

MLS # A2278123



\$685,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: 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.