



GRASSROOTS
REALTY GROUP

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301 Arbour Cliff Close NW
Calgary, Alberta

MLS # A2284425



\$650,000

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		

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 over 1,200 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.