



GRASSROOTS
REALTY GROUP

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222 Arbour Cliff Close NW
Calgary, Alberta

MLS # A2286436



\$659,900

Division:	Arbour Lake		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,288 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped		

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

Inclusions: Hoodfan, Garage Opener with Remote Control, Water Softener (as-is)

Tucked within a quiet enclave of bungalow villas in sought-after Arbour Lake, this home offers the kind of simplified, care-free living that so many dream about. This is not a condo - it's a freehold villa where a monthly HOA fee of \$150 covers lawn care and snow removal, leaving you free to enjoy life rather than maintain it. Step inside to find hardwood floors flowing through the living and dining areas, where a built-in hutch serves nicely as a sideboard for holiday gatherings or dinner parties. The kitchen features classic white cabinetry with warm oak trim, generous counter and cabinet space, and room for a casual dining nook. Just beyond, a spacious deck invites morning coffee or evening relaxation. The main floor primary suite offers comfortable proportions with hardwood flooring, a walk-in closet, and a private ensuite with shower. A second main-floor bedroom at the front of the home doubles nicely as a den or home office. A full bathroom and convenient laundry facilities in the mudroom leading to the double attached garage round out this thoughtfully designed main level. Downstairs, the walkout basement reveals a generous recreation room anchored by a cosy gas fireplace with oak mantel - a wonderful space for family movie nights or quiet evenings with a good book. An additional room previously used as a bedroom, a full bathroom, and a substantial unfinished area with built-in storage shelving offer tremendous flexibility. Envision a workshop, craft room, or hobby space tailored to your passions. Step out from the walkout level to a patio overlooking a shared green space dotted with mature trees. Recent upgrades including newer windows, roof, and hot water tank, along with central air conditioning, deliver confidence and comfort. The annual Arbour Lake Residents Association fee of \$317.63 grants coveted lake access - skating and ice fishing through

winter, sandy beach days, swimming, paddle boats, and fishing come summer. With Crowfoot Crossing shopping, the CTrain, restaurants, and quick Stoney Trail access to the mountains all moments away, daily errands and weekend adventures are equally effortless. For those embracing a downsized, lock-and-leave lifestyle - whether travelling or simply savouring more time doing what you love - this villa delivers exactly that freedom.