

4 ARBOUR CLIFF Court NW
Calgary, Alberta

MLS # A2353675

\$724,900

Division:	Arbour Lake		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,300 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Gentle Sloping, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-25-2-W5
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Central Vacuum, Granite Counters, Recessed Lighting, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Venetian Blinds, Curtains, Curtain Rods, 2 Garages Controls

DISCOVER the ULTIMATE "LOCK + LEAVE" LIFESTYLE in this EXCEPTIONAL WALKOUT BUNGALOW VILLA in the sought-after LAKE COMMUNITY of ARBOUR LAKE!!! Offering 2,152+ SQ. FT. DEVELOPED, 4 BEDROOMS, 3 FULL BATHROOMS, CENTRAL A/C + a DOUBLE ATTACHED GARAGE, this FREEHOLD home delivers SPACE, COMFORT + LOW-MAINTENANCE LIVING w/NO CONDO FEES!!! A NEW KITCHEN, TRIPLE-PANE WINDOWS + MOUNTAIN VIEWS elevate everyday living on a 4,542 SQ. FT. CORNER LOT!!! Ideal for snowbirds + downsizers, the \$150/MONTH HOA covers LANDSCAPING + SNOW REMOVAL, leaving more time to travel + enjoy life!!! Set on a peaceful cul-de-sac, attractive stucco curb appeal welcomes you inside, where HARDWOOD FLOORS, VAULTED CEILINGS + abundant natural light create an airy atmosphere. The NEW KITCHEN feat. WHITE CABINETRY, GRANITE COUNTERS, STAINLESS STEEL APPLIANCES, a PANTRY + generous storage + prep space!!! The adjoining DINING ROOM is ready for family celebrations + memorable meals, flowing into the inviting LIVING ROOM w/large windows, soaring ceilings + space to gather. Step onto the LARGE UPPER DECK to dine outdoors, unwind + take in the MOUNTAIN VIEWS!!! The MAIN-FLOOR PRIMARY BEDROOM offers a peaceful retreat w/generous windows, a WALK-IN CLOSET + private 4-PC ENSUITE. The 2nd Bedroom is ideal for guests, hobbies or a home office, while a separate 3-PC BATH adds convenience. A practical MUDROOM + MAIN-FLOOR LAUNDRY connect directly to the DOUBLE ATTACHED GARAGE, making winter mornings + everyday errands easier! Follow the METAL + WOOD RAILING downstairs to the FINISHED WALKOUT BASEMENT, where CORK FLOORING brings warmth + the

spacious FAMILY ROOM w/GAS FIREPLACE invites cozy movie nights + relaxed gatherings. Walk straight out to the LARGE COVERED PATIO for another inviting place to enjoy the outdoors!!! The 3rd Bedroom + 4th Bedroom, FULL 4-PC BATH + generous STORAGE provide comfortable space for family + overnight guests. A NEWER FURNACE + OVERSIZED HOT WATER TANK add everyday practicality. Outside, the landscaped yard, upper deck + covered patio provide wonderful places to relax + entertain, without the upkeep of mowing or shovelling!!! ARBOUR LAKE provides LAKE PRIVILEGES for SWIMMING, BOATING, FISHING + SKATING, bringing recreation to your doorstep!!! Enjoy the convenience of nearby CROWFOOT CROSSING shopping, dining + services, the YMCA, Crowfoot Library + CROWFOOT LRT, along w/easy access to STONEY TRAIL. HOA rules regarding pets + architectural controls apply. This is the FREEDOM OF VILLA LIVING w/the SPACE OF A BUNGALOW + the BENEFITS OF LAKE COMMUNITY LIFE—BOOK YOUR PRIVATE SHOWING TODAY!!!