

# \$689,000 - 12 Arbour Cliff Court Nw, Calgary

MLS® #A2204810

**\$689,000**

3 Bedroom, 4.00 Bathroom, 1,295 sqft  
Residential on 0.09 Acres

Arbour Lake, Calgary, Alberta

**\*\* OPEN HOUSE IS CANCELLED \*\*** Stunning walkout bungalow with beautiful mountain views, rarely do treasured properties like this come to market. Welcome to the Arbour Cliff Villas, the highly sought after complex located in the community of Arbour Lake. This upgraded and immaculately kept one owner residence is sure to please, with its carefree lifestyle: no more yard work and no more snow shoveling. Step in and fall in love with the warm and inviting open plan featuring an enlarged foyer, gorgeous hardwood floors, vaulted ceilings and attractive colors. The main floor features a master bedroom with walk-in closet, and another bedroom (or den), both with access to the 2 full baths, and the convenience of main floor laundry/mud room area with ample storage and a skylight to brighten the room. You'll enjoy the bright cozy kitchen that leads to a lovely, covered deck with roll up shutters and skylight where you can cherish mountain views and beautiful sunsets. The fully developed walk out basement offers an exceptional layout, containing a spacious bedroom, a 3pce bath equipped with a hot tub adjacent to a large storage/hobby room with a corner shower. The large family/rec room with wet bar and gas fireplace leads to your outdoor oasis on a ground level patio. Improvements include a newer furnace, hot water tank, newer water softener, newer main floor windows, lighting, designer paint, Hunter Douglas blinds, and Poly B removal for complete peace of mind.



Highlights include comfy Adura luxury flooring in the kitchen with the convenience of a central vac kick plate for easy cleaning, newer kitchen counter tops, decorative backsplash, glass deck railing and so much more. This is not a condo. There are monthly Homeowners Association fees of \$144.00 covering lawn care and snow removal. The annual Arbour Lake Residents association fee of \$262.50 grants access to the lake providing year-round fun such as skating and ice fishing in winter, while in the summer months you can enjoy the beach, swimming, paddle boats and fishing. A fantastic complex with rarely seen wide streets, ample green space, and a small park that hosts numerous community activities. In absolute move in condition. A remarkable opportunity not to be missed.

Built in 1993

### **Essential Information**

MLS® #	A2204810
Price	\$689,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,295
Acres	0.09
Year Built	1993
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address 12 Arbour Cliff Court Nw

Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3W6

### **Amenities**

Amenities	Playground, Beach Access, Boating
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, No Smoking Home, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garburator, Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Private Entrance
Lot Description	Few Trees, Gentle Sloping, Landscaped, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 29th, 2025
Days on Market	5
Zoning	R-CG
HOA Fees	144
HOA Fees Freq.	MON

## Listing Details

Listing Office            Stonemere Real Estate Solutions

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.