

## 49 Arbour Cliff Close NW Calgary, Alberta

**MLS # A2222495**


# \$689,900

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,255 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Pie Shaped Lot, Underground Sprinklers		

**Heating:** Fireplace(s), Forced Air

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** none

IMMACULATE, VERY WELL CARED FOR VILLA in Arbour Lake community. This home is a retirement dream. Main floor has formal dining, eat in kitchen with breakfast bar, large living room, primary bedroom with 5 pce ensuite, den and laundry all on the main floor!!! The basement is fully developed with an extra bedroom, 4 pce bath and lovely family room with corner fireplace! Craft room and utility storage room. Many upgrades have been done on this home. All new stainless steel appliances. Quartz counter tops with waterfall edge. New matt graphite kitchen sink. Central Air was installed as well as new furnace. Fresh paint throughout. All but 3 basement windows have been replaced. Shingles in 2021, water heater in 2018, the side deck is covered and has a unique mesh that provides privacy & shelter from the elements while allowing great mountain views. Arbour Lake community fees are \$288.75 per year (PAID) provides Lake access privileges, and an HOA (\$144 per month) that takes care of snow removal and landscaping. Fabulous location and close to many amenities. Move in and Enjoy this beautiful home!!!! Call now as this unit will not last!!!