

# \$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

\* PUBLIC OPEN HOUSE SUNDAY APRIL 6  
between 1:00 - 4:00 \* 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	Beach Access, Boating, Playground
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	Landscaped, Lawn, See Remarks, Few Trees, Gentle Sloping
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 29th, 2025
Days on Market	4
Zoning	R-CG
HOA Fees	144

HOA Fees Freq. MON

## **Listing Details**

Listing Office Stonemere Real Estate Solutions

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