

\$599,900 - 226 Arbour Cliff Close Nw, Calgary

MLS® #A2088553

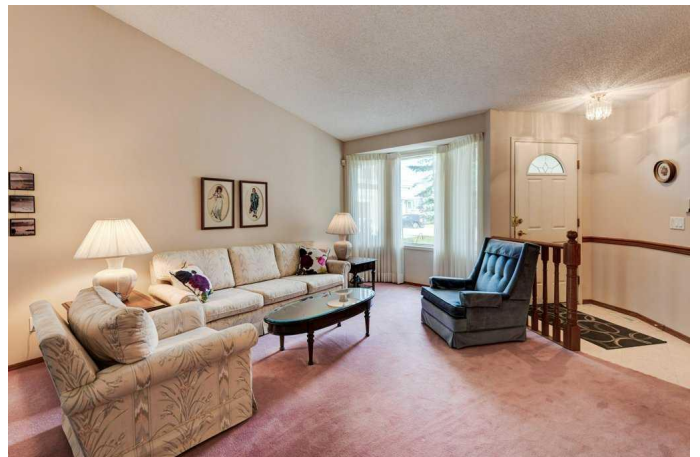
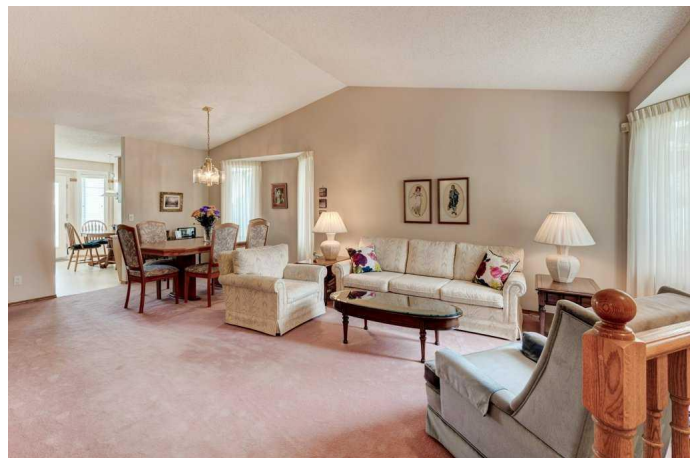
\$599,900

3 Bedroom, 3.00 Bathroom, 1,207 sqft

Residential on 0.09 Acres

Arbour Lake, Calgary, Alberta

This wonderful walkout bungalow is a charming retreat with no need to make any sacrifices boasting over 2,300 sq. ft. of developed space, 3 bedrooms, 3 full bathrooms and a double attached garage. Ideally located within walking distance to the lake and schools! This charming lakeside community has it all – an extensive pathway system, fishing, boating, swimming, ice skating and numerous other year-round activities at the lake plus all levels of schooling, diverse shopping and fantastic restaurants at the Crowfoot Centre. Walking distance to the LRT station and the Rec Centre with a YMCA and a the Hockey Rink. After all that adventure come home to a quiet sanctuary where you never need to worry about snow shoveling or grass mowing ever again! Soaring vaulted ceilings add an airy ambience to the living and dining rooms creating an inviting refuge that is filled with natural light. The large kitchen has a great layout that incorporates a ton of windows, loads of cabinets, a peninsula island, a bayed breakfast nook and a handy built-in tech desk for catching up on emails. Overlooking a treed greenbelt, the upper deck encourages an easy indoor/outdoor lifestyle for peaceful morning coffees and casual barbeques. The primary bedroom is a calming oasis with ample space for king-sized furniture and a private ensuite, no need to share! Completing this level is a spacious second bedroom, another full bathroom and laundry. Gather in the massive rec room in the finished walk-out basement in



front of the gas fireplace. This huge space can easily be divided by furniture to accommodate a media area, hangout zone, gym, office, hobbies and more. An additional bedrooms are on this level as is another full bathroom and lots of storage. Walk out to the covered patio for even more ways to enjoy the fresh air and great outdoors. Exceptionally located close to everything yet tucked away for a quiet escape! Come see for yourself!

Built in 1995

Essential Information

MLS® #	A2088553
Price	\$599,900
Sold Price	\$580,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,207
Acres	0.09
Year Built	1995
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	226 Arbour Cliff Close Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3W7

Amenities

Amenities	Beach Access, Boating, Clubhouse, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	4

Parking	Additional Parking, Double Garage Attached, Driveway
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Interior

Interior Features	Central Vacuum, Soaking Tub, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Recreation Room
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Lighting
Lot Description	Backs on to Park/Green Space, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2023
Date Sold	October 31st, 2023
Days on Market	11
Zoning	R-C2
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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