

\$660,000 - 101 Arbour Cliff Close Nw, Calgary

MLS® #A2151767

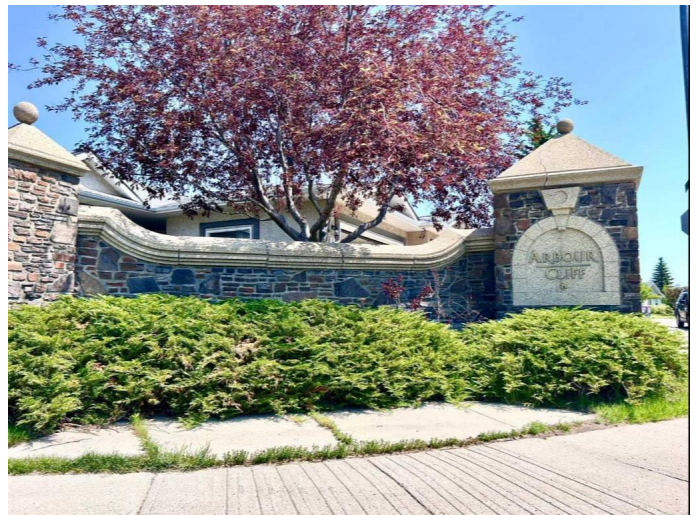
\$660,000

3 Bedroom, 3.00 Bathroom, 1,297 sqft

Residential on 0.09 Acres

Arbour Lake, Calgary, Alberta

Nestled on a serene, scenic ridge, this villa bungalow sets itself apart with a rare set of features - Very private setting, panoramic views, well developed walk-out, with no one behind & sprawling rear green-scape. So it's little wonder such units rarely come to market. And, it's not a condo! There are 3 bedrooms, 3 full baths, immense pride of ownership & numerous updates through the years. The welcoming offset entrance opens to a flowing floorplan. A vaulted ceiling with prismatic sky-light & bay window grace the ample living & dining rooms. The kitchen has generous cabinetry, eat in nook & views. Step out to the covered south upper deck. Settle back, enjoy the view, light up the bbq. The spacious primary has an upgraded ensuite with Marble Works rainforest shower, bio-bidet & large walk-in closet. The 2nd bedrm can double as den & is adjacent to a 2nd full bath. The walkout lower level is fully finished so delightful for family and entertaining. There's a 3rd bedrm & 3rd bathrm, with a soothing jetted tub. The substantial family room has a rare full-size wet bar. Curl up by the fireplace, complete with mantel and shelving. Ample wall space for a full screen - break-out the popcorn. Also a large crafts/workshop with sink. Plenty of storage. Walk out to the covered patio, with 2nd gas line. Open the gate and roam the green space. Updates incl. triple-pane windows, high efficiency furnace, hot water tank, fixtures, S/SAppl, Bosch dishwasher, LG washer/dryer.



Also Moen-Flow Wi-Fi water flow and leak sensor and wi-fi light & dimmer switches. The mudroom/laundry leads to the refreshed big double garage, with handy shelving & fabulous poly-vinyl flooring. Top-notch community amenities – Lake, tennis, pathways & Crowfoot shopping center. Great cycle/walkability. To simplify life, residents enjoy landscaping & snow removal through a modest homeowner assn fee. This exceptional home is loaded with value. Just move in & enjoy!

Built in 1992

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2151767 |
| Price | \$660,000 |
| Sold Price | \$640,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,297 |
| Acres | 0.09 |
| Year Built | 1992 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Bungalow, Side by Side |
| Status | Sold |

Community Information

| | |
|-------------|---------------------------|
| Address | 101 Arbour Cliff Close Nw |
| Subdivision | Arbour Lake |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 3W6 |

Amenities

| | |
|-----------|--|
| Amenities | Beach Access, Clubhouse, Recreation Facilities |
|-----------|--|

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | No Smoking Home, Ceiling Fan(s), Central Vacuum, French Door, No Animal Home, Skylight(s), Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Window Coverings, Garage Control(s), Humidifier, Microwave Hood Fan |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Family Room, Glass Doors, Mantle |
| Has Basement | Yes |
| Basement | Separate/Exterior Entry, Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Private Entrance |
| Lot Description | Backs on to Park/Green Space, Back Yard, Front Yard, Greenbelt, Landscaped, No Neighbours Behind, Views |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Stone, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | July 27th, 2024 |
| Date Sold | November 15th, 2024 |
| Days on Market | 111 |
| Zoning | R-CG |
| HOA Fees | 262.50 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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