



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**101 ARBOUR CLIFF Close, Calgary T3G 3W6**

MLS®#: **A2151767**

Area: **Arbour Lake**

Listing Date: **07/27/24**

List Price: **\$674,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 23-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**  
Year Built: **1992**

Lot Information  
Lot Sz Ar: **3,955 sqft**  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **1,297**  
Low Sqft:  
Ttl Sqft: **1,297**

DOM

**53**

Layout

Beds: **3 (2 1 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow,Side by Side**

Parking

Ttl Park: **4**  
Garage Sz: **2**

**Back Yard,Backs on to Park/Green Space,Front Yard,Greenbelt,No Neighbours Behind,Landscaped,Views Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Private Entrance**

Construction: **Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Window Coverings**  
Int Feat: **Ceiling Fan(s),Central Vacuum,French Door,No Animal Home,No Smoking Home,Skylight(s),Storage,Track Lighting,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary Nook</b>	<b>Main</b>	<b>11`3" x 17`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`11" x 12`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`1" x 13`9"</b>	<b>Balcony</b>	<b>Main</b>	<b>27`6" x 6`9"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>14`11" x 11`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`10" x 12`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`6" x 9`6"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>6`2" x 6`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`5" x 9`7"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>9`7" x 4`11"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`7" x 12`2"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>8`1" x 9`8"</b>
<b>Family Room</b>	<b>Lower</b>	<b>19`8" x 15`2"</b>	<b>Storage</b>	<b>Lower</b>	<b>13`10" x 15`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`10" x 7`7"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**9112492**

Remarks

Pub Rmks: **[OPEN HOUSE - SUN SEPT 15: 1:00-3:00pm]** Nestled on a scenic ridge, this outstanding villa bungalow sets itself apart with a rare combination of features - A well developed walk-out, sprawling landscaped greenscape behind, and panoramic city & mountain views. No one behind - immense privacy. It's little wonder such units rarely come to market. Located in the serene cul-de-sac of Arbour Cliff Villas, 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 with a coffee, 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 finished to a higher level than generally found - so delightful for family and entertaining. There's a 3rd bedrm & 3rd bathrm, with a soothing jetted tub. The substantial family room has a full-size corner 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 room 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 value home offers an immense lifestyle in NW Calgary's only lake community. Immaculate, just move in & enjoy!

Inclusions: **Two Wide Filing Cabinets in Garage**  
Property Listed By: **CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









