

## **\$679,000 - 207 Arbour Meadows Close, Calgary**

MLS® #E4431310

**\$679,000**

4 Bedroom, 2.50 Bathroom, 1,523 sqft

Single Family on 0.00 Acres

Arbour Lake, Calgary, AB

Beautiful open concept home in pristine condition in super desirable Arbour Lake with Mountain views and backing onto green space! There are so many features that make this property your new dream home; In the process of being freshly painted, main floor south facing office/bedroom, Newer LVP flooring, LED lighting, decora smart dimmers, 2019 new impact resistant shingles, oversized 24' wide garage built 2008, paver walkways and flower beds, large inviting rear deck. This home is in incredible condition with minimal wear and tear as it has been occupied by 1 individual for the last 20 years - cabinets, surfaces, fixtures all show like new!! This home is ready for your family with a private fenced back yard just waiting for your first summer BBQ!! All the features of a modern home with upstairs laundry, 2nd floor bedrooms (2&3) features 'Jack and Jill' style 4 piece bathroom that maximizes bedroom sizes!! Large kitchen features newer stainless steel fridge and island with sink and dishwasher!!

Built in 2002

### **Essential Information**

MLS® # E4431310

Price \$679,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,523
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	207 Arbour Meadows Close
Area	Calgary
Subdivision	Arbour Lake
City	Calgary
County	ALBERTA
Province	AB
Postal Code	T3G 5J3

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	4
Zoning	Zone A
HOA Fees	291.6
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 21st, 2025 at 4:17am MDT