

\$224,900 - 235, 99 Arbour Lake Road Nw, Calgary

MLS® #A2266905

\$224,900

3 Bedroom, 2.00 Bathroom, 1,230 sqft

Single Family on 0.00 Acres

Arbour Lake, Calgary, Alberta

Welcome to this great mobile home in Watergrove, the premiere 45+ mobile home park in Calgary, boasting a fabulous clubhouse, outdoor pool, sauna, recreation room/party room, pool tables, and enough activities to keep you busy every single day! This 3 bed, 2 bath home with central A/C has been lovingly cared for and it shows. The spacious kitchen has a large breakfast bar, a generous amount of cabinetry, stainless appliances, a large dining area, and a skylight to bring in the sunshine. The living room easily accommodates a variety of furniture options and is accented by a vaulted beamed ceiling. This open floorplan offers two bedrooms and a full bath at this end of the home, with the large primary bedroom at the opposite end. The primary bedroom has a 4 pce ensuite and a large walk-in closet. This home has had many upgrades throughout the years as follows: 2016 hot water tank, new chimney replacement, 2017 new siding, skirting, asphalt application on the driveway and releveled, 2018 Removal of Poly B to Pex waterlines, and a brick pathway to the shed. 2019 roof upgrade (repair and replace new shingles as required), skylights, deck expansion with roof addition. This home has modern touches with wide-plank laminate flooring, a spacious foyer, and a large living room window to bring in natural light, giving a bright, spacious feel. Located in a great location, with lovely curb appeal, close to the greenspace, and in an amenity filled



community – this home is just waiting for its new owner. Nearby Crowfoot Centre provides every amenity you can imagine. Immediate possession available. Lot fee of \$860 includes water/sewer, garbage pickup and recycling. Lease and pet approval is required. (id:6289)

Built in 1992

Essential Information

Listing #	A2266905
Price	\$224,900
Bedrooms	3
Bathrooms	2.00
Square Footage	1,230
Acres	0.00
Year Built	1992
Type	Single Family
Style	Mobile Home

Community Information

Address	235, 99 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
Province	Alberta
Postal Code	T3G4E4

Amenities

Amenities	Shopping
Features	See remarks, Other, PVC window, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Parking Pad

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Window Coverings
Heating	Natural gas Forced air
# of Stories	1

Exterior

Exterior Vinyl siding

Listing Details

Listing Office TREC The Real Estate Company



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