



GRASSROOTS
REALTY GROUP

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221, 99 Arbour Lake Road NW
Calgary, Alberta

MLS # A2317381



\$199,900

Division:	Arbour Lake		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,152 sq.ft.	Age:	1986 (40 yrs old)
Beds:	2	Baths:	2
Garage:	Carport		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	-		

Inclusions: Fridge as is (one drawer damaged), Storage Shed, Electric Fireplace

OPEN HOUSE Sunday, August 2 from 2 - 4pm! Welcome to Watergrove in the beautiful amenities rich neighbourhood of Arbour Lake and just in time to enjoy the pool for summer, this 45 plus community is just what you have been looking for. When you enter you come in through a beautiful 3 season room, a great spot to enjoy your morning coffee, or a cocktail later in the day. Inside there is a fully appointed kitchen with dining area, a massive living room with room for the whole family to gather, a large primary bedroom with a 4 piece ensuite, with soaker tub. On the other side you will find an additional great sized bedroom, another 4 piece bath and the laundry room, conveniently, you will also find a massive storage room, tucked in just off the sunroom. Outside you will find a beautiful deck with built in planters, creating a private oasis to relax and enjoy the sun. This beautiful home shows pride of ownership, it truly shows 10/10 and is completely move in ready with all the major work already completed including, updated flooring, recently painted, a new hot water tank, new roof and insulation and all the poly b was replaced, new stove and even a new washer and dryer. A beautiful balance of indoor and outdoor space there is somewhere to enjoy every season here, with a great location, on a quiet cul-de-sac. The park offers year round amenities including, a beautiful outdoor pool, indoor hot tub, pool table, library, community centre with activities, the park also offers RV storage, this is a great place to call home!