



GRASSROOTS
REALTY GROUP

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258, 99 Arbour Lake Road NW
Calgary, Alberta

MLS # A2323273



\$169,000

Division:	Arbour Lake		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,321 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Covered, Driveway, Paved		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: -

Exterior: Aluminum Siding

Foundation: Piling(s)

Features: -

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: -

Utilities: -

Inclusions: Shed wired with electricity and second shed, blinds, Door Bell Camera

BACK ON THE MARKET DUE TO FINANCING.... Welcome to this beautifully maintained home in Watergrove, Calgary's premier 45+ mobile home community. Enjoy an exceptional lifestyle with outstanding amenities, including a fabulous clubhouse featuring an outdoor pool, sauna, recreation room, party room, billiards room, and more. Boasting 1,321sq. ft. of living space, this spacious home offers three bedrooms, including a generous primary retreat with a private 4-piece ensuite featuring a relaxing soaker tub. The second bedroom is spacious and bright, while the third bedroom is currently being used as a home office. An additional 3-piece bathroom provides convenience for family and guests. The bright and functional kitchen is highlighted by a skylight, abundant cabinetry, gorgeous laminate flooring, white appliance package, a stacked washer and dryer, and a bar fridge. A spacious heated seasonal room provides additional living space and is the perfect spot to relax and enjoy throughout much of the year. This lovingly cared-for home has seen numerous updates, including new windows in 2012, a newer hot water tank (approximately 5years old), all new plumbing throughout the home, updated sinks and toilets completed four years ago, and central air conditioning. Double-pane windows fill the home with natural light, creating a warm and inviting atmosphere. Step outside to enjoy the beautifully landscaped and fenced yard, complete with room for a garden and a lovely rear deck, ideal for entertaining or simply unwinding. The property also includes two sheds, one of which has been wired and converted into a workshop, offering excellent storage and hobby space. A convenient front carport provides covered parking. Offering incredible value, comfort, and an unbeatable lifestyle in one of Calgary's most desirable adult communities, this is truly a

perfect place to call home. Don't miss your opportunity to experience everything Watergrove has to offer!