



GRASSROOTS
REALTY GROUP

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110, 99 Arbour Lake Road
Calgary, Alberta

MLS # A2334766



\$119,900

Division:	Arbour Lake		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	901 sq.ft.	Age:	1973 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Block, Wood	Utilities:	-
Features:	-		

Inclusions: N/A

Welcome to Watergrove, where exceptional property management and meticulously landscaped grounds set the stage for an engaging, welcoming lifestyle. Located directly against a lush greenspace and tranquil walking trail, this updated single-wide home offers the perfect blend of modern finishes and peaceful outdoor living. Step inside to discover a light-filled open-concept floor plan, painted in stylish neutral tones. Spacious living room with west facing windows, the heart of the home is the beautifully appointed kitchen, featuring a central island, sleek stainless steel appliances, and ample cabinet storage—ideal for entertaining and casual dining alike. This inviting layout features two comfortable bedrooms and a full bathroom with custom tiled walk-in shower. Primary bedroom with views of greenspace and plenty of storage space. Exterior upgrades offers complete peace of mind, including a brand new roof, durable new skirting, and fresh exterior touches. Outside, your private retreat awaits. Relax or entertain on the expansive covered porch, where you can take in unobstructed, tranquil views of the surrounding greenbelt and mature trees with no rear neighbors. A private parking pad easily accommodates two vehicles, completing this move-in-ready package. Combining affordable living, stylish modern upgrades, and an unbeatable, fully fenced park-side location, this charming home is ready for its next owner! Take advantage of an outstanding array of resident amenities, including a heated seasonal outdoor pool, indoor hot tub, relaxing sauna, and a vibrant clubhouse. Whether you prefer a friendly game in the billiards and recreational lounge, quiet time in the community library, or joining in on a variety of organized neighborhood events, Watergrove offers the perfect blend of connection, comfort, and active living.

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