



**GRASSROOTS**  
REALTY GROUP

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67, 99 Arbour Lake Road NW  
Calgary, Alberta

MLS # A2233950



**\$279,900**

Division:	Arbour Lake		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Attached Carport, Driveway, Plug-In		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Piling(s)	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Skylight(s), Vinyl Windows		

**Inclusions:** Garden Shed + Deck Boxes

Welcome to this well maintained and move-in ready 2004-built home in Watergrove Mobile Home Park, one of the newest homes currently available in this well-established 45+ community. Offering 1,216 sq ft of comfortable living space, this 3-bedroom, 2-bathroom home is located on a desirable corner lot on a quiet cul-de-sac, with convenient access to a nearby walking path. The sunny south-facing deck provides the perfect spot to enjoy your morning coffee or unwind in the afternoon sun. Inside, the home features a bright and functional layout with a skylight over the main living area, a spacious kitchen with ample cabinetry, and a large primary bedroom complete with a walk-in closet and private ensuite. Thoughtful updates include a brand-new furnace and central air conditioning (2024) and new shingles (2021), offering peace of mind for years to come. Located in Watergrove Mobile Home Park in Arbour Lake, residents enjoy a clubhouse, fitness center, hot tub, library, and a friendly, social atmosphere—just minutes from Crowfoot shopping, restaurants, and transit. This is a rare opportunity to own a newer home in the park that combines value, location, and important mechanical upgrades all in one. Book you showing today before it's too late.