



**GRASSROOTS**  
REALTY GROUP

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31, 99 harbour lake Road NW  
Calgary, Alberta

MLS # A2239263



**\$265,000**

|           |                                   |        |                   |
|-----------|-----------------------------------|--------|-------------------|
| Division: | Arbour Lake                       |        |                   |
| Type:     | Mobile/Manufactured House         |        |                   |
| Style:    | Mobile Home-Single Wide           |        |                   |
| Size:     | 1,153 sq.ft.                      | Age:   | 2003 (22 yrs old) |
| Beds:     | 2                                 | Baths: | 2                 |
| Garage:   | Asphalt, Front Drive, Parking Pad |        |                   |
| Lot Size: | -                                 |        |                   |
| Lot Feat: | Corner Lot                        |        |                   |

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

**Features:** Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this very tastefully finished, extremely well lit, corner lot (abundant lilac bushes, and other shrubs) mobile home. This larger unit has numerous windows as well as 2 skylights making the upgraded kitchen bright and inviting. Newer appliances (stainless steel), spectacular tile back splash rounds out this eating area with a kitchen island perfect for entertaining. Walk in to this open area living room, complete with a gas fireplace, and ample seating perfect for those cozy nights with a big window to gaze out of. This 2 bedroom, 2 bathroom unit, is sure make you feel at home. Also lots of very well planned storage closets with shelves throughout the home. We do NOT stop there.. the primary bedroom also has its own 4 pc bath, walk-in closet. Step through the french doors to a LARGE side deck, complete with a fenced yard, and a dog run, as well as a storage shed. DO NOT forget the Club House stop in to see the inviting recreation centre with game rooms, hobby rooms, outdoor pool & indoor hot tub. This park is located close to the shopping centres of Crowfoot Village, restaurants, theatres & more...LRT and other public transportation is just steps away&hellip; Call your favorite realtor to book a showing !