



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**62, 99 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2241500



\$230,000

Division:	Arbour Lake		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Carport		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: 2 sheds

Don't miss this home it is priced to sell. Pride of ownership is very evident in this home. In the winter sit in your living room and watch the skiers at COP and view of the mountains . This home has a private deck behind the shed and you even sit and pick apples to eat. Regent Mobile Home (16 x 76) in the Watergrove Mobile Home Park. Corner Lot. Home has been well maintained. This home is move in ready. Vaulted Ceilings, 3 Large bedrooms, 4 pc main bath, Large Master Bedroom with walk in closet and a 4 pc ensuite bathroom, ensuite includes a soaker tub. Large Kitchen with Skylight with a cover to give lots of light and takes away the glare, Comes with Newer Stove , Fridge, Dishwasher, Front Load Washer and Dryer. Good sized Dining Room, Large Living Room, Laundry Room off kitchen. Upgraded blinds and all window coverings. Laminate flooring with carpet in 1 bedroom. Newer windows. Central Air, Shingles were replace 2023. Covered Carport , Shed (10 x 12) at the rear with secluded Deck at the rear. Good size yard. This mobile home is situated in Watergrove Mobile Home Park in Arbour Lake. , This park is a 45+ park. Pets need approval from Park and must be 15 inches to the hip or less. Close to all amenities. The monthly lot rent of \$855 includes water, sewer, recycling, garbage pickup, plus all clubhouse amenities. These amenities include outdoor heated seasonal swimming pool, indoor hot tub, sauna, billiards/games room, library and much much more! Easy access to the Arbour Lake LRT, many Crowfoot businesses, clinics, restaurants, grocery stores, and much much more! Easy access to Stoney Trail. Realtor lives in the Park so easy to show