



GRASSROOTS
REALTY GROUP

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287, 99 Arbour Lake Road NW
Calgary, Alberta

MLS # A2252889



\$245,000

Division:	Arbour Lake		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,214 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, 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: Shed, Gazebo

2024 Moduline 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 pantry, Comes with Stove, Fridge, Dishwasher, Over the range Microwave, Front Load Washer and Dryer. Good sized Dining Room, Large Living Room, Laundry Room off kitchen. Upgraded blinds and all window coverings. Newer double pane windows., New Central Air, Shingles Shed (10 x 12) at the rear. Good size yard. This mobile home is situated in Watergrove Mobile Home Park in Arbour Lake. This newer single wide home has the front facing south and large 8'x24' MAINTENANCE FREE deck where you can sit in the sunshine all day plus gaze at the terrific view of the mountains to the west. On this deck you also get a metal gazebo. Large fenced-in area. Storage shed is 10'x12' insulated and wired for power. Some features include vaulted ceilings, sky-light, oval jetted tub in ensuite, Hot water heater new in 2024, all window coverings. Adult only community within easy walking to all kinds of amenities in Crowfoot business district. Some of these include a cinema theatre, most major banks, car dealerships, clinics, convenience stores with gas bars, grocery stores, the LRT, liquor stores, eating places and much much more. Also easy access to major routes to easily take you out of the city either North or West on Crowchild Trail, and Stoney Trail. 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