



**GRASSROOTS**  
REALTY GROUP

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**235, 99 Arbour Lake Road NW  
Calgary, Alberta**

**MLS # A2266905**



**\$224,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,230 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Exterior Shed

Welcome to this great mobile home in Watergrove, the premiere 45+ mobile home park in Calgary, boasting a fabulous clubhouse, outdoor pool, sauna, recreation room/party room, pool tables, and enough activities to keep you busy every single day! This 3 bed, 2 bath home with central A/C has been lovingly cared for and it shows. The spacious kitchen has a large breakfast bar, a generous amount of cabinetry, stainless appliances, a large dining area, and a skylight to bring in the sunshine. The living room easily accommodates a variety of furniture options and is accented by a vaulted beamed ceiling. This open floorplan offers two bedrooms and a full bath at this end of the home, with the large primary bedroom at the opposite end. The primary bedroom has a 4 pce ensuite and a large walk-in closet. This home has had many upgrades throughout the years as follows: 2016 hot water tank, new chimney replacement, 2017 new siding, skirting, asphalt application on the driveway and releveled, 2018 Removal of Poly B to Pex waterlines, and a brick pathway to the shed. 2019 roof upgrade (repair and replace new shingles as required), skylights, deck expansion with roof addition. This home has modern touches with wide-plank laminate flooring, a spacious foyer, and a large living room window to bring in natural light, giving a bright, spacious feel. Located in a great location, with lovely curb appeal, close to the greenspace, and in an amenity filled community — this home is just waiting for its new owner. Nearby Crowfoot Centre provides every amenity you can imagine. Immediate possession available. Lot fee of \$860 includes water/sewer, garbage pickup and recycling. Lease and pet approval is required.