



GRASSROOTS
REALTY GROUP

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**296, 99 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2279651



\$265,000

Division:	Arbour Lake		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,471 sq.ft.	Age:	-
Beds:	3	Baths:	2
Garage:	Attached Carport		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Shed

Welcome to this beautifully maintained and move-in ready 3-bedroom, 2-bathroom home featuring an addition, covered carport, and AIR CONDITIONING! This is the largest unit currently available and 2012 is the newest year too. Located in Watergrove Park, one of Calgary's most desirable and exceptionally managed 45+ communities, this property offers a wonderful combination of comfort, convenience, and community living. Enjoy access to fantastic amenities including a pool, hot tub, sauna, gym, community library, party room with kitchen, and even additional laundry facilities. For those who travel or need extra space, RV, boat, and trailer storage is also available. Inside, you'll find a bright and open floor plan with vaulted ceilings that enhance the spacious feel. The central kitchen is the heart of the home, featuring a large island, walk in pantry, plenty of beautiful wood cabinetry, and two skylights that fill the space with natural light. The thoughtful layout offers a generous dining area and a cozy living room—perfect for entertaining or relaxing. The primary suite is expansive, complete with a walk-in closet and a large ensuite featuring a soaker corner tub. On the opposite side of the home, two additional bedrooms and the main bathroom provide comfortable space for guests or hobbies. The addition offers a versatile bonus room currently used for storage, with access to a private back patio and a well-built storage shed. There's even extra storage space under the front porch for your outdoor or seasonal items. Notable updates include a 2-year-old hot water tank and a regularly maintained furnace. Your monthly lot fee covers water, sewer, recycling, garbage pickup, and full use of all clubhouse amenities. With Crowfoot Crossing just steps away, you'll love the easy access to grocery stores, medical clinics, restaurants,

banks, and even a movie theatre. The Crowfoot LRT station is nearby as well, making this one of the most connected and convenient locations in the city. This is a welcoming, active, and friendly community you'll be proud to call home. Book your private showing today!