



GRASSROOTS
REALTY GROUP

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**298, 99 Arbour Lake Road NW Road NW
Calgary, Alberta**

MLS # A2280978



\$299,900

Division:	Arbour Lake		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,320 sq.ft.	Age:	-
Beds:	2	Baths:	2
Garage:	Attached Carport		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: None

Welcome to this beautifully maintained, move-in-ready 3-bedroom, 2-bathroom home with a covered carport and thoughtfully designed addition. Inside, you'll appreciate the bright, open floor plan centered around a spacious kitchen featuring a large island, walk-in pantry, and an abundance of warm wood cabinetry. The inviting layout flows seamlessly into a generous dining area and a cozy living room—ideal for both entertaining and everyday comfort. The expansive primary suite includes a walk-in closet and a large ensuite with a relaxing corner soaker tub. Located on the opposite side of the home, the second bedroom and main bathroom offer privacy and flexible space for guests or hobbies. The addition provides a versatile bonus room/3rd bedroom, with direct access to a private back patio and a well-built storage shed. The monthly lot fee includes water, sewer, recycling, garbage pickup, and full access to all clubhouse amenities. Ideally located just steps from Crowfoot Crossing, you'll enjoy convenient access to shopping, medical services, restaurants, banks, and a movie theatre, with the Crowfoot LRT station nearby for easy commuting. This is a welcoming and active 45+ community. Pets are allowed with board approval and height restrictions. Residency requires an approved application. Book your private showing today and experience the comfort and convenience this home has to offer.