



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

MLS # A2291246



\$213,000

Division:	Arbour Lake		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,382 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Carport, Covered		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Shed(s), Electric fireplace, white cabinet in primary bedroom

Ready to downsize but still need space? This well maintained double wide in the adult (45+) mobile home community of Watergrove has the spaciousness of a bungalow with the convenience of mobile home community living. Stepping in to the home, you'll see a family room on one side and a living room on the other. Imagine the family gatherings you can host. The galley kitchen still has plenty of storage and counter space, all conveniently located within easy reach. A formal dining room off the kitchen provides room for a entertaining. The primary bedroom has room for larger furniture with a walk thru to the ensuite with a low step in tub. At the other end of the home are two more bedrooms. The deck has a natural gas hook up for your summer BBQs. Several big ticket updates were done around 2012 including newer carpet, vinyl windows and furnace. Lot fee is \$915/month which includes water, sewer, waste and recycling. Watergrove community has an active community association with dances, fitness groups, bingo, cards and more. The clubhouse has a games room, library, exercise room, dry sauna, hot tub and, in summer, an outdoor pool. Pet restrictions are 2 pets per home and dogs must be less than 15 inches at shoulder when fully grown.