



**139, 99 Arbour Lake Road NW  
Calgary, Alberta**

**MLS # A2291808**



**\$184,900**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	953 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Attached Carport, Covered, Driveway, Front Drive, Off Street, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	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>	Pillar/Post/Pier	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	Shed		

Welcome to this well-cared-for and updated home in the 45+ community of Watergrove Park in Arbour Lake, situated on a wonderful street with fantastic neighbours. This charming property features a carport with skylights that comfortably shelters two vehicles, a large rear deck off the back entry, a fenced patio area and a convenient 10x10 powered garden shed. Inside, you're welcomed by a bright and spacious living room with a large window and vaulted ceilings that lead into the stylishly updated kitchen complete with stainless steel appliances, ample counter space, a central island and an adjacent dining area perfect for hosting. At the front of the home, just off the living room, is a versatile bedroom ideal as a home office, craft room or guest space. The hallway features an updated 4-piece bathroom and a stacked laundry area with built-in storage for linens or additional pantry space. Toward the back of the home you'll find a second bedroom and a spacious primary bedroom with a large closet. The rear hallway also provides access to an additional 100+ sq ft of finished space, ideal for storage (excluded from RMS as it is not insulated). This home has been exceptionally maintained with key features and/or updates such as PEX plumbing, vinyl windows, furnace (2021) and hot water tank (2021). Enjoy a beautifully maintained home in a fantastic location with easy access to amenities, transit and the many social activities within the park. Watergrove Park offers excellent resident amenities including an outdoor pool, billiards room and a fully equipped fitness centre, contributing to the outstanding reputation this community is known for. Check out the 3D virtual tour and book your showing today.