



**303, 99 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2296648



\$224,800

Division:	Arbour Lake		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,198 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Concrete Driveway, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Shed

A wonderful 42-acre community set in the scenic northwest corner of Calgary, on the south side of the community of Arbour Lake. Watergrove features wide streets, large front yards and an adult age 45+ lifestyle community. Relaxed living in a friendly community, along with easy access to great amenities, gives community members many reasons to enjoy living in Watergrove. Experience modern, affordable comfort and active living in this exceptionally spacious 1,198 sq. ft. (22' x 48') double-wide home, perfectly situated in peaceful Watergrove. This ultra-clean 3-bedroom, 2-bathroom residence has been extensively refreshed in the last few weeks with all-new vinyl plank flooring, plush new carpet in the bedrooms, and brand-new plumbing throughout for total peace of mind. Enjoy a refreshed kitchen, generous storage, a durable metal roof with vinyl siding, and side-by-side front-load laundry pair. Beyond the front door, you'll join a close-knit community known for its friendly neighbours and helpful office staff. Residents love the premier clubhouse featuring an in-ground pool, hot tub, fitness center, games room, social room with a full kitchen, and laundry machines you can use when needed, all surrounded by scenic walking paths. Ideally located with easy access to major commuter routes, shopping, and a quick drive to the mountains, this move-in-ready gem offers an unbeatable lifestyle in a prime location.