



**159, 99 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2137865



\$189,900

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|------------------|----------------------------------|---------------|-------------------|
| Division: | Arbour Lake | | |
| Type: | Mobile/Manufactured House | | |
| Style: | Single Wide Mobile Home | | |
| Size: | 915 sq.ft. | Age: | 1972 (52 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Asphalt, Off Street, Parking Pad | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|---|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Flat Torch Membrane | Condo Fee: | - |
| Basement: | - | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | - |
| Foundation: | Piling(s) | Utilities: | - |
| Features: | No Smoking Home, Quartz Counters, Vinyl Windows | | |

Inclusions: Exterior wheelchair lift

MOTIVATED SELLER! Stunning completely renovated mobile home in one of the most sought after adult communities in Calgary. There's nothing to do in this home but move in. The interior has been drywalled, knockdown ceiling with pot lights, vinyl plank flooring, new windows, new electrical panel and new rolled roof. Beautiful new kitchen with quartz countertops, stainless appliances, tile backsplash and eating bar. The open concept kitchen living room is bathed in natural light and the bay window that covers the front wall adds to how bright the home is. The small window bench is a lovely spot to display plants or just sit and enjoy the sun. The bathroom creates even more 'WOW' with new vanity, new light fixtures, tub, faux marble surround and tile backsplash over the vanity. The exterior wheelchair lift makes this home more accessible for those with mobility issues. Lot fee is \$820.00/ month which includes all water, sewer, recycling, garbage pickup and clubhouse amenities. Pets allowed with management approval and cannot be more than 15 inches tall at the shoulder when fully grown. Community and social club functions through the year include monthly breakfast, dinners and dances, weekly card groups, bingo, fitness classes and various other social activities. The clubhouse has an exercise room equipped with weights and cardio equipment; TV room with comfortable seating, a lending library with a varied selection of paperback novels, DVD's and puzzles and a games room with billiards tables and shuffleboard tables. The clubhouse also has a dry sauna, indoor hot tub and during the summer months a large outdoor heated pool and deck area with tables and chairs. With Crowfoot Centre a short walk away there is plenty of shopping, entertainment and C-train access at your doorstep.