

**101, 99 Arbour Lake Road NW  
Calgary, Alberta**

**MLS # A2274724**



**\$125,000**

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,201 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Aggregate, Attached Carport		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	Built-in Features, Quartz Counters		

**Inclusions:** N/A

**\*\*Seller is extremely motivated....All offers welcome!!\*\*** Welcome to #101, 99 Arbour Lake Road NW in the community of Watergrove &ndash; a 44-acre adult-living community with some of the best amenities you&rsquo;ll find anywhere. As their website says, &ldquo;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.&rdquo; Some of the clubhouse highlights include: An exercise room equipped with weights and cardio equipment; a Lending Library with a varied selection of paperback novels, DVD&rsquo;s and puzzles; A games room with billiards tables, shuffle board tables and dart boards; a large main hall with a fully equipped kitchen for community events and social club functions; a dry sauna; an indoor hot tub; and during the summer months a large outdoor heated pool and deck area. You won&rsquo;t find amenities like this in just any old community. Couple that with the fact you are just steps from the stores and restaurants in Crowfoot Centre, as well as the Crowfoot LRT, and the location is amazing. Now, the Home. It&rsquo;s gone through extensive upgrades in the last few years, including a custom kitchen with all new custom cabinets, counters, backsplash, and even his and hers fridges! Seriously, there are two fridges in the kitchen! There is new hardwood throughout the main areas as well, including the large family room. There are 3 bedrooms and a 4-piece bath that highlight the rest of the living space. Outside, your own private yard is perfect for gardening, and even includes an abundance of tomato plants. The private deck is great for outdoor relaxing in the afternoon, and there is plenty of parking with the carport and private driveway. To view

more details and to find out more about the community clubhouse amenities, click the link below.