

**245, 99 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2303192



\$285,000

Division:	Arbour Lake		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,296 sq.ft.	Age:	1983 (43 yrs old)
Beds:	2	Baths:	2
Garage:	Attached Carport, Driveway		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	-		

Inclusions: Exterior Shed

Welcome to this fully renovated mobile home in Watergrove the premiere 45+ Park in NW Calgary, offering a beautifully landscaped environment, green spaces and walking paths, and a well maintained community. This home is in a quiet cul de sac, steps to a walking path, has a large carport, and has been completely renovated with an open concept, redesigned floor plan, two bedrooms, two bathrooms, walk-in closet, and separate laundry and mudroom, living room, dining area and large kitchen. Inside is bright and spacious, has a modern aesthetic with laminate flooring throughout, fully drywalled interior, knockdown ceiling, pot lights, new interior and exterior doors, new baseboard and casing, and two new bathrooms were constructed from one, providing new tub, shower, toilets, vanities and fixtures. The big ticket items have been done, which includes a new furnace, new plumbing with PEX waterlines, new windows and doors, exterior siding, front deck with Acacia tile decking, and new back deck off the primary bedroom. The all new kitchen has shaker style cabinets, quartz countertop, separate coffee bar, new stainless steel appliances including a slide-in induction stove, tile backsplash, black granite composite sink, and a large island offering extra workspace and storage. The ample dining area and spacious living room (with a wood-burning fireplace), provides space for comfortable daily living, with large windows bringing in lots of light. The primary bedroom has new patio doors leading out to the deck, 4 pce ensuite with walk-in shower and double sink vanity, and a large walk-in closet with built-in shelving. The second bedroom is a good size and could be used as an office/flex room. The laundry room is conveniently situated in the mud room with double doors to close it off when not in use. The mudroom also has an entry from the front

deck. The fabulous clubhouse at Watergrove offers an outdoor pool, dry sauna, indoor hot tub, recreation room/party room, exercise room, games room with billiard tables , lending library, and enough activities to keep you busy every day. Watergrove has many walking paths throughout the Park, and the community of Arbour Lake has almost every amenity imaginable. Lot rent of \$895 includes water, sewer, garbage pick up and snow removal. Lease approval is required, and pets are welcome with approval.