

**138, 99 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2309292



\$245,000

Division:	Arbour Lake		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,106 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Attached Carport, Covered		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Office furniture negotiable

Beautifully maintained 3 bed/2 bath home with a covered carport in desirable Watergrove Mobile Home Park. The heart of the home is the open concept kitchen and living room with vaulted ceiling and large picture window. The kitchen offers plenty of cupboard space with a small island adding extra counter space. With all this there is still room for a dining table. Through the hall to the primary bedroom is more custom built cabinets and a laundry room with built in shelving. The primary bedroom offers room for larger furniture and a 4 piece ensuite with jetted tub. You'll appreciate the spacious walk in closet as well. At the other end of the home is two more bedrooms; one currently being used as a home office. There's another 4 piece ensuite at this end of the home making it convenient for guests. This home is full of thoughtful features that add to its charm. The carport is larger than most in the community and has potlights built into the carport cover. There's a mud room at the rear entrance with a large closet that has more shelving and storage. This is a perfect place to leave those muddy or wet shoes in the colder months. Through the mudroom is a nice wood deck for enjoying the sun or pull out the awning for shade on a hot day. There's also a small patio for BBQs and summer entertaining. The powered shed has a workbench and more built in shelving and storage. A wood base has been added under the deck to allow for even more storage. Other updates include furnace 2012, hot water tank 2019, central a/c 2004. This home is located on one of the larger lots in the community. Lot fee is \$905/month which includes water, sewer, waste and recycling. There are two pets allowed per home, dogs must be less than 15 inches tall at the shoulder when fully grown. Watergrove is a 45+ community with a central clubhouse that includes a small gym, library, games room and outdoor

pool during the summer months. Schedule your showing today. This home won't disappoint.