

**271, 99 Arbour Lake Road NW
 Calgary, Alberta**

MLS # A2316271



\$205,000

Division:	Arbour Lake		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,247 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Piling(s)	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Ceiling Fan(s), No Smoking Home, Vinyl Windows		

Inclusions: Shelves, Lawn Mower, Garden Tools, Garden hoses, 2 Rain Barrells. Temporary Fence

Don't miss this home it is priced to sell NO LAND Safeway Double Mobile Home (22.3 x 56.1) in the Watergrove Mobile Home Park. Comes with all the appliances, gardening tools etc. WALK IN PANTRY IN KITCHEN. NO POLY B, IT HAS ALL BEEN REPLACED. The Double wide has been well maintained. This home is move in ready. 3 Large bedrooms, 4 pc main bath. Large Master Bedroom with a 4 pc ensuite bathroom and Walk in closet , ensuite includes a jetted soaker tub. Large Kitchen comes with Stove , Fridge, Dishwasher , Microwave, Pantry, Front Load Washer and Dryer. Good sized Dining Room, Large Living Room comes with , Laundry Room off kitchen , Laminate flooring with carpet in bedrooms Newer windows. , Covered Carport , Covered Deck on side . Beautifully landscaped yard. This mobile home is situated in Watergrove Mobile Home Park in Arbour Lake. , This park is a 45+ park all people living in the mobile home must be over 45. Pets need approval from Park and must be 15 inches to the hip or less. Close to all amenities. The monthly lot rent of \$905.00 1 . includes water, sewer, recycling, garbage pickup, plus all clubhouse amenities. These amenities include outdoor heated seasonal swimming pool, indoor hot tub, sauna, billiards/games room, library and much much more! Easy access to the Arbour Lake LRT, many Crowfoot businesses, clinics, restaurants, grocery stores, and much much more! Easy access to Stoney Trail. Realtor lives in the Park so easy to show. RENTALS NOT ALLOWED