



99 Arbour Lake Road Calgary Alberta

\$149,900

OPEN HOUSE SATURDAY JULY 20, 2024 FROM 2:00 TO 4:00 PM. DON'T MISS IT!! Spacious bright sunny south facing well maintained home with lots of natural light coming through the recently renewed vinyl windows. Wide open concept living room to the front of this home is open to bright kitchen, great bonus room for those family gatherings is next to the kitchen and gives a very spacious entrance. Behind the bonus room you get a spacious pantry & storage room which is great for canned goods and extra storage. Excellent covered deck so you can get out of your car in the carport and enter the home without getting wet during rains. If you are looking for a well cared for clean bright home, don't miss taking a look at this well priced home. Some of the more recent updates include; Newer furnace in 2009, vinyl windows also new in 2009, new fridge and washer in 2010, plus new roll roofing in 2024 to keep you fully dry inside this lovely home. The yearly 2024 taxes to the city at \$512.40 and Lot/Pad rent is \$835. per month which includes all your water, sewer, recycling, garbage pick-up and clubhouse amenities. This is a great home in adult-only (45 plus) community in Watergrove mobile home park in the arbour lake neighbourhood; Within easy walking distance to Crowfoot Businesses as well as the Crowfoot LRT station, most major banks, numerous clinics, excellent grocery stores, auto dealerships, liquor stores, health food stores, crowfoot cinema, and Rona Home Improvement Center. Also within walking to Tim Hortons, A&W, McDonald's, Subway, and more than 30 other eating places. Here you also have easy access to get out of the city fast by way of Crowfoot Trail, Stoney Trail, and the Trans Canada Highway. (id:6769)

Living room 13.00 Ft x 17.32 Ft

Other 13.00 Ft x 10.50 Ft

Great room 11.00 Ft x 19.16 Ft

Primary Bedroom 13.00 Ft x 9.58 Ft

Bedroom 9.84 Ft x 13.85 Ft

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Mountain View)

<http://henrypenner.ca/>



See

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