



## 99 Arbour Lake Road Calgary Alberta

\$235,000

Awesome Price Reduction. Welcome to Water Grove Mobile Home Park - a friendly 45+ community where your new adventures await! This well-maintained, move-in ready home offers comfort, convenience, and peace of mind. The hot water tank was replaced in March 2024, and recent updates in 2023 include stylish vinyl flooring, a refreshed decor palette, and a brand-new 3-piece ensuite. With a newer roof (installed around 2022), a furnace from 2009, and no Poly B plumbing, this home is ready for you! Located on a quiet street, the home features a lovely walking path across the way that leads directly to the clubhouse, where you can enjoy a variety of social activities. Prefer some quiet time? Relax on your charming front porch with a skylight or in the cozy 3-season sunroom, perfect for catching up on your favorite book. Additional features include a covered carport and a spacious shed, offering plenty of storage. Conveniently located near Stoney Trail, the highway to Banff, and just a short walk to Nose Hill shopping, this home truly has it all. Contact your favorite realtor for a private showing today! (id:6769)

Other 3.75 Ft x 12.00 Ft

Living room 15.42 Ft x 15.83 Ft

Dining room 7.25 Ft x 10.67 Ft

Kitchen 8.17 Ft x 13.58 Ft

Laundry room 9.17 Ft x 6.50 Ft

Primary Bedroom 13.08 Ft x 11.58 Ft

3pc Bathroom 5.75 Ft x 9.08 Ft

Bedroom 7.83 Ft x 8.67 Ft

Bedroom 9.92 Ft x 8.83 Ft

4pc Bathroom 5.00 Ft x 7.58 Ft

Sunroom 6.67 Ft x 16.08 Ft

Other 4.33 Ft x 18.67 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<http://homesbyviki.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)