



99 Arbour Lake Road Calgary Alberta

\$175,000

MOUNTAIN VIEWS, SPACE TO BREATHE, AND A PRICE THAT WORKS! Looking for a cozy home that actually fits your budget? This charming corner-lot gem in the 45+ Watergrove Park might be exactly what you've been searching for. Tucked among mature trees with a peaceful mountain view, this spacious 2-bedroom home is perfect if you're ready to stop renting--or just want to simplify without giving up comfort. Originally a 3-bedroom, it's been converted to offer two generous bedrooms (hello, walk-in closet potential!) and wide open living spaces. Light floods the front-facing living room, with big windows and a layout that flows easily into the eat-in kitchen and separate dining room--ideal for hosting friends. Out back? A covered deck that's made for morning coffee or private evening BBQs with a mountain backdrop. You also get a covered front entrance--because no one likes standing in the rain with groceries. Bonus features include: 2-piece ensuite off the primary bedroom, Large laundry room, Almost-new gas furnace, Plenty of storage. And the best part? Lot rent is just \$855/month (includes water, sewer, recycling, garbage pickup, plus access to a heated pool, hot tub, and community clubhouse). Homes like this don't last. Come see it before someone else grabs it! (id:6769)

Other 4.00 Ft x 6.83 Ft

Living room 13.25 Ft x 17.00 Ft

Kitchen 7.17 Ft x 11.83 Ft

Dining room 8.00 Ft x 13.33 Ft

Primary Bedroom 10.33 Ft x 13.25 Ft

Bedroom 10.42 Ft x 13.17 Ft

Laundry room 5.17 Ft x 5.33 Ft

2pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net