



## 99 Arbour Lake Road Calgary Alberta

\$275,000

This well maintained spacious 3 bedroom, 2 bathroom home with a total of 1280 sq ft offers an open concept which features a large kitchen with pantry and plenty of counter space. The enclosed porch has plenty of storage space and is a walk through to the patio and private back yard. The carport offers tandem parking for 2 vehicles. The master bedroom is at the back of this well laid out home and has a walk in closet and full ensuite. The roof was done in 2018/19, Newer hot water tank, fridge and washer/dryer. This home is ready for you to move in before Christmas. Watergrove mobile home park is a great 45+ community with outdoor heated swimming pool, indoor hot tub & sauna as well as a library, games room, exercise room, party room and more. All water, sewer, recycling, garbage pickup, and clubhouse amenities are included for the monthly lot rent of \$840. Situated in Arbour Lake you are close to all amenities and LRT, with easy access to major thoroughfares (id:6769)

Bedroom 11.42 Ft x 9.25 Ft  
Bedroom 7.67 Ft x 9.00 Ft  
Primary Bedroom 12.42 Ft x 14.67 Ft  
4pc Bathroom 7.83 Ft x 4.92 Ft

4pc Bathroom 6.17 Ft x 9.00 Ft  
Kitchen 19.50 Ft x 7.33 Ft  
Living room 16.17 Ft x 14.67 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty



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