

## 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  $\times$  9.25 Ft Bedroom 7.67 Ft  $\times$  9.00 Ft Primary Bedroom 12.42 Ft  $\times$  14.67 Ft 4pc Bathroom 7.83 Ft  $\times$  4.92 Ft 4pc Bathroom  $6.17 \text{ Ft} \times 9.00 \text{ Ft}$ Kitchen  $19.50 \text{ Ft} \times 7.33 \text{ Ft}$ Living room  $16.17 \text{ Ft} \times 14.67 \text{ Ft}$ 

Listing Presented By:



Originally Listed by: First Place Realty



## Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102 cm.mackenzie@shaw.ca