

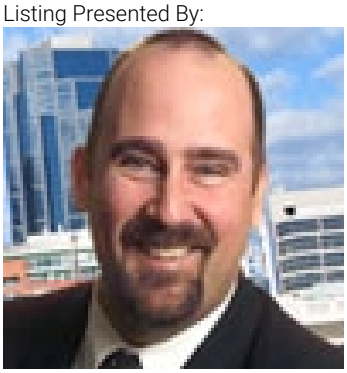
99 Arbour Lake Road Calgary Alberta

$259,900

EXCEPTIONALLY RENOVATED AND IMMACULATELY MAINTAINED! Welcome to Unit #183 in Watergrove Mobile Home Park, one of northwest Calgary's most desirable 45+ communities. Situated on the quieter side of the park, away from Crowchild Trail, this beautifully transformed 3-bedroom, 2-bathroom home offers 1,219 sq. ft. of thoughtfully designed living space. No expense has been spared in the renovation, care, and upkeep of this exceptional property, and the pride of ownership is evident throughout!Step inside and appreciate the quality finishes, beautiful laminate flooring throughout, new kitchen with soft-close doors and drawers, and elegant window shutters on every window (2023). The spacious kitchen features abundant cabinetry, stylish tile backsplash, granite sink, and excellent storage. New lighting. The adjoining living room is a standout, featuring vaulted ceilings and a stunning GAS FIREPLACE with floor-to-ceiling stonework, creating a warm and inviting space.The thoughtful floor plan offers excellent bedroom separation. The generous primary suite features a walk-in closet and beautifully renovated 4-piece ensuite with fully tiled walls. At the opposite end, two additional bedrooms and a second renovated 4-piece bathroom provide comfortable space for guests, family, or hobbies. Both bathrooms feature bathtubs and extensive tilework. STORAGE is truly exceptional, with numerous closets and cabinets throughout. A spacious laundry room and separate mudroom add everyday convenience.The upgrades continue outside! All windows have been replaced (2023), complemented by a newer furnace (2024) and CENTRAL AIR CONDITIONING for year-round comfort. Attractive HARDIE BOARD siding, upgraded storm doors (2023), a COVERED CARPORT, and an access ramp to the front entrance add to the appeal. Enjoy the deck, raised garden beds, natural gas BBQ hookup, and two storage sheds for addit...

4pc Bathroom 4.92 Ft x 7.83 Ft
4pc Bathroom 9.25 Ft x 4.92 Ft
Bedroom 9.58 Ft x 11.42 Ft
Bedroom 9.67 Ft x 9.42 Ft
Kitchen 14.92 Ft x 13.25 Ft
Laundry room 10.00 Ft x 7.42 Ft
Living room 14.92 Ft x 14.92 Ft
Other 7.25 Ft x 7.67 Ft
Primary Bedroom 14.92 Ft x 11.67 Ft
Other 5.33 Ft x 4.92 Ft

Listing Presented By:



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