



99 Arbour Lake Road Calgary Alberta

\$89,900

Great value in Watergrove, the premiere 45+ mobile home park in Calgary, boasting a fabulous clubhouse, outdoor pool, sauna, recreation room/party room, billiard room, and enough activities to keep you busy every single day! This 2 bedroom (could be converted to 3), 1 bath home has been lovingly cared for and it shows. The kitchen has wood cabinets, pantry, fridge and stove, and a good size dining area. The large living room easily accommodates a variety of furniture options, with a large front window and 2 additional side windows to bring in the natural light. This floorplan offers a separate laundry room (room for an extra fridge or freezer) large primary bedroom, a second large bedroom which can be converted to two rooms, providing lots of options for a spare room, flex room, etc. The full bath has a Safe Step walk-in tub (with a shower head). There is an on-demand hot water system, the furnace has been recently serviced, an updated Eaton electrical panel cover, and in 2023 the roof was serviced with a roll-on shingle sheathing application. This home has a very functional layout and includes an addition suitable for a bedroom, flex room or utility room. A large covered porch is perfect for your morning coffee, and the large carport protects your vehicles from the elements. Located in a cul-de-sac location, close to the greenspace, and in an amenity filled community - this home is just waiting for its new owner. Nearby Crowfoot Centre provides every amenity you can imagine. Immediate possession is available. Lot fee of \$905 includes water/sewer, garbage pickup and recycling. Lease and pet approval is required. (id:6769)

4pc Bathroom 10.00 Ft x 5.00 Ft
 Primary Bedroom 11.42 Ft x 10.42 Ft
 Bedroom 10.00 Ft x 13.08 Ft
 Kitchen 13.50 Ft x 11.92 Ft

Living room 13.50 Ft x 17.08 Ft
 Laundry room 9.92 Ft x 5.08 Ft
 Other 7.83 Ft x 9.25 Ft

Listing Presented By:



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TREC The Real Estate Company

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