



## 99 Arbour Lake Road Calgary Alberta

\$213,000

Ready to downsize but still need space? This well maintained double wide in the adult (45+) mobile home community of Watergrove has the spaciousness of a bungalow with the convenience of mobile home community living. Stepping in to the home, you'll see a family room on one side and a living room on the other. Imagine the family gatherings you can host. The galley kitchen still has plenty of storage and counter space, all conveniently located within easy reach. A formal dining room off the kitchen provides room for a entertaining. The primary bedroom has room for larger furniture with a walk thru to the ensuite with a low step in tub. At the other end of the home are two more bedrooms. The deck has a natural gas hook up for your summer BBQs. Several big ticket updates were done around 2012 including newer carpet, vinyl windows and furnace. Lot fee is \$915/month which includes water, sewer, waste and recycling. Watergrove community has an active community association with dances, fitness groups, bingo, cards and more. The clubhouse has a games room, library, exercise room, dry sauna, hot tub and, in summer, an outdoor pool. Pet restrictions are 2 pets per home and dogs must be less than 15 inches at shoulder when fully grown. (id:6769)

Eat in kitchen 15.83 Ft x 10.75 Ft  
 Dining room 10.83 Ft x 10.42 Ft  
 Living room 17.08 Ft x 14.58 Ft  
 Family room 14.33 Ft x 13.08 Ft  
 Primary Bedroom 17.08 Ft x 11.58 Ft

3pc Bathroom 11.33 Ft x 5.00 Ft  
 Bedroom 10.83 Ft x 7.50 Ft  
 Bedroom 11.58 Ft x 8.58 Ft  
 4pc Bathroom 7.58 Ft x 5.50 Ft  
 Laundry room 7.67 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:  
 MaxWell Canyon Creek

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**RE/MAX Realty Professionals**

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