



99 Arbour Lake Road Calgary Alberta

\$189,000

Welcome to this well-cared-for and updated home in the 45+ community of Watergrove Park in Arbour Lake, situated on a wonderful street with fantastic neighbours. This charming property features a carport with skylights that comfortably shelters two vehicles, a large rear deck off the back entry, a fenced patio area and a convenient 10x10 powered garden shed. Inside, you're welcomed by a bright and spacious living room with a large window and vaulted ceilings that lead into the stylishly updated kitchen complete with stainless steel appliances, ample counter space, a central island and an adjacent dining area perfect for hosting. At the front of the home, just off the living room, is a versatile bedroom ideal as a home office, craft room or guest space. The hallway features an updated 4-piece bathroom and a stacked laundry area with built-in storage for linens or additional pantry space. Toward the back of the home you'll find a second bedroom and a spacious primary bedroom with a large closet. The rear hallway also provides access to an additional 100+ sq ft of finished space, ideal for storage (excluded from RMS as it is not insulated). This home has been exceptionally maintained with key features and/or updates such as PEX plumbing, vinyl windows, furnace (2021) and hot water tank (2021). Enjoy a beautifully maintained home in a fantastic location with easy access to amenities, transit and the many social activities within the park. Watergrove Park offers excellent resident amenities including an outdoor pool, billiards room and a fully equipped fitness centre, contributing to the outstanding reputation this community is known for. Check out the 3D virtual tour and book your showing today. (id:6769)

4pc Bathroom 9.00 Ft x 4.92 Ft
Bedroom 11.92 Ft x 7.58 Ft
Bedroom 11.50 Ft x 8.00 Ft
Dining room 5.50 Ft x 9.83 Ft

Kitchen 9.33 Ft x 11.50 Ft
Living room 14.75 Ft x 14.17 Ft
Primary Bedroom 12.25 Ft x 11.42 Ft
Breakfast 7.75 Ft x 14.08 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX Realty Professionals

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