

**271, 99 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2194943



\$254,900

Division:	Arbour Lake		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,264 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Front Drive, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Piling(s), Wood	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Jetted Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Storage Shed

Welcome to the vibrant 45+ community of Watergove in Arbour Lake! 271, 99 Arbour Lake Rd NW is a beautifully updated, bright and welcoming double-wide home. It boasts a spacious double driveway with room for 2 cars and offers a private yard with flagstone, a garden full of vegetables, herbs, and fruit, plus a lovely choke cherry tree and lilacs. This home has sunny east facing windows and a gorgeous front sitting room. The kitchen has ample cupboards, including a breakfast bar. There is a dining nook, as well as a second flexible dining area, currently being used as an office space! With three bedrooms, one being used a sewing den currently, and two full bathrooms, this home has space for everyone. Key updates include a brand new furnace (March 2025), metal roof (resealed 2022), new windows (2017), plumbing and Poly B replaced (2022), and a new On Demand Tankless Hot Water (2023). The foundation was re-leveled in 2022, and the skirting was repaired. Inside, enjoy fresh paint (2023), new carpet and laminate flooring, a brand-new dishwasher, and a new front door. Plus, the home is equipped with a large covered front patio, enclosed storage, and new shed (2022), plus two outdoor taps to keep your garden top notch! There is an additional storage room off the side with plenty of space for a deep freeze, Christmas decorations, or whatever you need tucked just an arms reach away. Located across from green space and the pathway, it is just a short walk to the clubhouse which includes access to outstanding amenities in the peaceful 45+ age-restricted park - an outdoor heated pool, indoor hot tub, workout area, sauna, billiards, games room, and more. Lot rent includes water, sewer, recycling, garbage, and clubhouse access. Conveniently located near the LRT and Crowfoot Crossing with ample shops and restaurants, this is a

must-see!