

**266, 99 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2197138



\$260,000

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|------------------|---------------------------|---------------|-------------------|
| Division: | Arbour Lake | | |
| Type: | Mobile/Manufactured House | | |
| Style: | Mobile Home-Double Wide | | |
| Size: | 1,302 sq.ft. | Age: | 1973 (52 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|------------------------|-------------------|---|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | - | LLD: | - |
| Exterior: | - | Zoning: | - |
| Foundation: | Piling(s) | Utilities: | - |
| Features: | - | | |

Inclusions: N/A

OPEN HOUSE Saturday March 15, 2025 12pm - 2pm.....STOP THE CAR !!! Welcome to this very tastefully finished and renovated (2018), extremely well lit home. Newer south and east facing windows as well as 4 skylights. Walk in to this open area living room, kitchen dining area. This was a 3 bedroom unit, took one of the bedrooms opened it up made dining room. Wide open and very spacious living room, kitchen, and Also lots of very well planned storage closets with shelves throughout the home. We do NOT stop there.. primary bedroom also has its own 3 pc bath, walk-in closet with it's own garden/patio door to the rear deck, there is a side deck, also a fenced yard. The upgrades some were done in last few years years include, new drywall, new flooring, new light fixtures, new vinyl windows, new shingles, 2 new decks, new siding & extra insulation, new bathroom fixtures, central A/C, central vac and much much more. DO NOT forget the Club House stop in to see the inviting recreation centre with game rooms, hobby rooms, outdoor pool & indoor hot tub. This park is located close to the shopping centres of Crowfoot Village, restaurants, theatres & more...LRT and other public transportation is just steps away… Call your fav realtor to book a showing !