



264, 99 Arbour Lake Road NW, Calgary, Alberta - \$199,000



Main Photo

Property Description

Pride of ownership is very evident in this home. Regent Mobile Home (16 x 66) in the Watergrove Mobile Home Park. The monthly lot rent of \$860. Situated in a quiet Area of the Park. Home has been very well maintained. This home is move in ready. 2 Large bedrooms, 4 pc main bath. Large Master bedroom with a 4 pc ensuite bathroom and walk in closet (6'5" x 5'2"), Large Kitchen. comes with Stove , Fridge, Water Softener, Dishwasher, Washer and Dryer. and lots of cabinets, Good sized Dining Room, Large Living Room, Laundry Room off Kitchen. Windows were replaced in June 2021 with Triple Pane windows. Furnace replaced in 2016, 50 gallon Hot water tank replaced in 2020, Fridge, Stove, Bosch Dishwasher, Hood Fan replaced in 2021. Comes with upgraded blinds , Laminate flooring . Covered Carport , Shed (14' x 10'). Deck is 17' x 7' with porch , Covered carport with 2 skylights. Good size yard . Close to the Park facilities. This mobile home is situated in Watergrove Mobile Home Park in Arbour Lake. This park is a 45+ park. Pets need approval from Park and must be 15 inches to the hip or less. Close to all amenities. includes water,



sewer, recycling, garbage pickup, plus all clubhouse amenities. These amenities include outdoor heated seasonal swimming pool, indoor hot tub, sauna, billiards/games room, library and much much more! Easy access to the Arbour Lake LRT, many Crowfoot businesses, clinics, restaurants, grocery stores, and much much more! Easy access to Stoney Trail. Realtor lives in the Park so easy to show

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