

**224, 99 Arbour Lake Road NW  
Calgary, Alberta**
**MLS # A2269071**
**\$180,000**


<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,133 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Carport		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s)		

<b>Inclusions:</b>	shed, Gazebo, storage box shed,
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Triple Mobile Home ( 16 x 72 ) in the Watergrove Mobile Home Park. The monthly lot rent of \$855. Situated in a quiet cul du sac area of the Park. Home . Built in Air conditioner in the Living Room. Good Size back yard. This home is move in ready. 2 Large bedrooms, BOTH Have 4 pc ensuite bath. Large Master bedroom with a walk in closet(6'5" x 5'2") and a 4 pc ensuite bathroom off second bedroom , Large Kitchen. comes with Stove , Fridge, , Over Range Microwave, Dishwasher, Washer and Dryer. and lots of cabinets, Good sized Dining Room, Large Living Room, Laundry Room off Kitchen. Laminate and carpet flooring . Sun room porch with electric fireplace, 2 car Covered carport. Gazebo, Good size yard . Close to the Park facilities. This mobile home is situated in Watergrove Mobile Home Park in Arbour Lake. View of the mountains from the 2nd bedroom Note this was a 3 bedroom and has been converted to a 2 bedroom. 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