

**298, 99 Arbour Lake Road NW Road NW
Calgary, Alberta****MLS # A2280978****\$269,900****Division:** Arbour Lake**Type:** Mobile/Manufactured House**Style:** Mobile Home-Single Wide**Size:** 1,320 sq.ft. **Age:** 2009 (17 yrs old)**Beds:** 2 **Baths:** 2**Garage:** Attached Carport**Lot Size:** -**Lot Feat:** -**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** -**Utilities:** -**Heating:** Forced Air**Floors:** Carpet, Ceramic Tile**Roof:** Asphalt Shingle**Basement:** -**Exterior:** -**Foundation:** -**Features:** -**Inclusions:** None

Welcome to this beautifully maintained, move-in-ready 3-bedroom, 2-bathroom home with a covered carport and thoughtfully designed addition. Inside, you'll appreciate the bright, open floor plan centered around a spacious kitchen featuring lots of counter space, dine-in area and an abundance of warm wood cabinetry. The inviting and open layout flows seamlessly into a cozy living room—ideal for both entertaining and everyday comfort. The expansive primary suite includes a walk-in closet and a large ensuite with a walk-in shower. Located on the opposite side of the home, the second bedroom and main bathroom offer privacy and flexible space for guests or hobbies. The addition provides a versatile bonus room/3rd bedroom, with a fireplace and direct access to a patio with a sliding glass door. The well-built storage shed completes the property. The monthly lot fee includes water, sewer, recycling, garbage pickup, and full access to all clubhouse amenities. Ideally located just steps from Crowfoot Crossing, you'll enjoy convenient access to shopping, medical services, restaurants, banks, and a movie theatre, with the Crowfoot LRT station nearby for easy commuting. This is a welcoming and active 45+ community. Pets are allowed with board approval and height restrictions. Residency requires an approved application. Book your private showing today and experience the comfort and convenience this home has to offer.