

\$289,000 - 143, 99 Arbour Lake Road Nw, Calgary

MLS® #A2093569

\$289,000

3 Bedroom, 2.00 Bathroom, 1,258 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

This must see, well planned and very spacious double wide home is easily located on one of the best lots in the Watergrove Mobile Park. This beautiful 3 bedroom, 2 bath home is conveniently situated only a few doors down from the fabulous Community & Recreation Center which boasts an outdoor Heated Pool, indoor Sauna & Hot Tub, Library, Games Room & Fitness Center! Think of this Centre as an extension of your home, that's how close you are and let's not forget visitor parking is also only a stones throw away. It's Rare that a Double Wide Mobile Home in this park comes to market and even rarer one that has been so meticulously maintained and updated. Flowing with tons of natural light this well-kept property has 3 good sized Bedrooms, 2 Full Bathrooms (one with a walk-in shower and one with bath tub), a large Living Room with Formal Dining Area including a Natural Gas Fireplace plus a Spacious area for a Breakfast Nook/Den/Office. You'll be sure to have tons of space for you and all your family while hosting any special occasion. Anytime of the year you can head on out to the gigantic south facing deck that runs the whole length of the home to bask in the sun and bbq up a storm with your family and friends. There's also a large partially fenced grassed and shaded area perfect for yard games, a play area for your grandchildren if you have, deep meditation yoga retreats and small pets.

This beautiful home has almost been completely redone since this seller took



possession in 2008. In 2008, the Kitchen and both Bathrooms were re-done, Furnace replaced, New Vinyl Windows & Garden Doors added, as well as New Drapes, Carpet and Flooring. In 2010 a large deck added. In 2018 the roof was replaced and the mobile leveled with blocks underneath replaced or upgraded. In 2020 the Insulation and heat tape were upgraded, then in 2021 the siding and skirting were replaced. Finally in 2022 the hot water tank was replaced. This home is in excellent move-in condition!

Last but not least, comfortably park 3 vehicles on your paved and partially covered driveway and utilize the over-sized garden and storage shed for you guessed it, additional storage! It's TIME TO DOUBLE DOWN ON THIS DOUBLE WIDE BEFORE ITS TOO LATE! Call to book your private viewing today! Please note that this home is located on rented land at \$810.00 per month. This rent includes all water, sewer, recycling, garbage pickup and clubhouse amenities. All Buyers must be 45 years of age or older and submit and application for approval from Park Management.

Built in 1974

Essential Information

MLS® #	A2093569
Price	\$289,000
Sold Price	\$289,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,258
Acres	0.00
Year Built	1974
Type	Mobile

Sub-Type	Mobile
Style	Double Wide Mobile Home
Status	Sold

Community Information

Address	143, 99 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4E4

Amenities

Amenities	Clubhouse, Fitness Center, Outdoor Pool, Party Room, Recreation Room, Sauna, Spa/Hot Tub, Visitor Parking
Utilities	Electricity Connected, Fiber Optics Available, High Speed Internet Available, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Carport, Paved, Plug-In

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, French Door, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, See Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

Exterior

Exterior Features	Awning(s), Barbecue
Lot Description	Back Yard, Close to Clubhouse, Cul-De-Sac, Lawn, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

Additional Information

Date Listed	November 16th, 2023
Date Sold	November 22nd, 2023

Days on Market	6
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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