

\$299,900 - 218, 99 Arbour Lake Road Nw, Calgary

MLS® #A2105955

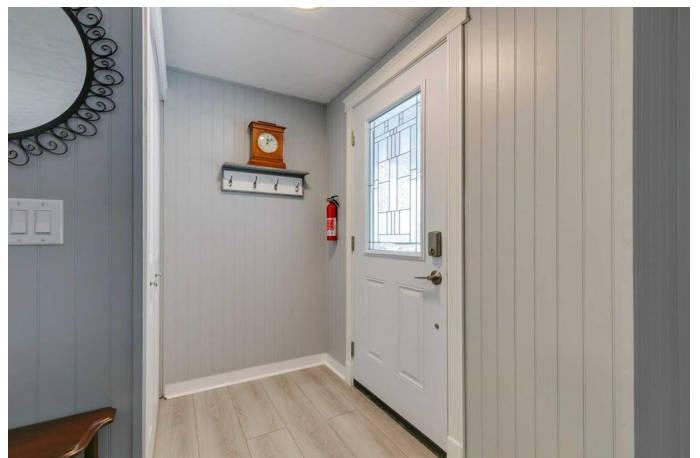
\$299,900

3 Bedroom, 2.00 Bathroom, 1,282 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

Welcome to this stunning residence nestled at the end of a quiet cul-de-sac in the highly sought after Watergrove Park. Immerse yourself in the luxurious comfort of this fully renovated double-wide mobile home, seamlessly blending contemporary design with modern upgrades. This home offers 3 bedrooms and 2 full bathrooms, both extensively renovated. Experience spa-like tranquility with a chic stand-up shower in the master ensuite and a deep soaking tub/shower combo in the second bathroom. Revel in the heart of the home – a beautifully redesigned kitchen boasting new cabinets and Energy Star stainless steel appliances. Enjoy the stylish new flooring throughout, bathed in the glow of Energy Efficient LED lighting and fixtures. Each room has been freshly painted, featuring new interior doors with upgraded hardware. This home is not only stylish but also cost-effective. Stay comfortable in all seasons with a new AC unit and furnace installed November 2022. The Energy Star-rated triple glazed windows (October 2022) and new heat trace installed on all piping under the unit in 2022 ensure energy efficiency as noted by Enmax that this property uses less energy than similar units. Enhanced curb appeal comes from new siding and skirting (2022-23), while the roof was replaced in 2017 and remains in excellent condition. Explore the oversized lot with two sheds for added storage or a workshop. Surrounded by green space and walking paths, this property



offers a serene retreat. The clubhouse presents a variety of amenities for residents' enjoyment, including a fitness center furnished with weights and cardio equipment, a cozy TV lounge with comfortable seating, and a lending library stocked with paperback novels, DVDs, and puzzles. Additionally, residents can indulge in recreational activities in the games room, which features billiards tables, shuffleboard tables, and dart boards. The clubhouse also offers a convenient laundry facility with coin-operated machines. Moreover, residents have access to a spacious main hall equipped with a fully furnished kitchen, ideal for hosting community events and social club functions. For special occasions such as birthdays and anniversaries, residents can rent the hall for private celebrations. Those seeking relaxation can take advantage of the clubhouse's dry sauna, indoor hot tub, and expansive outdoor heated pool area during the summer months. There is always something going on at Watergrove Park. Don't miss this opportunity to call this fully renovated gem your own! Schedule a viewing today and make this modern haven your new home. Note: This is a 45+ park. List of Renovations in Supplements.

Built in 1976

Essential Information

MLS® #	A2105955
Price	\$299,900
Sold Price	\$292,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,282
Acres	0.00
Year Built	1976

Type	Mobile
Sub-Type	Mobile
Style	Double Wide Mobile Home
Status	Sold

Community Information

Address	218, 99 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4E4

Amenities

Amenities	Clubhouse, Fitness Center, Laundry, Outdoor Pool, Party Room, Recreation Room, Sauna, Spa/Hot Tub, Visitor Parking
Parking Spaces	3
Parking	Carport, Driveway, Paved

Interior

Appliances	Dryer, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Freezer, Microwave, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air

Exterior

Exterior Features	Garden, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	February 9th, 2024
Date Sold	March 22nd, 2024
Days on Market	42
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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