

\$288,800 - 80, 99 Arbour Lake Road Nw, Calgary

MLS® #A2152536

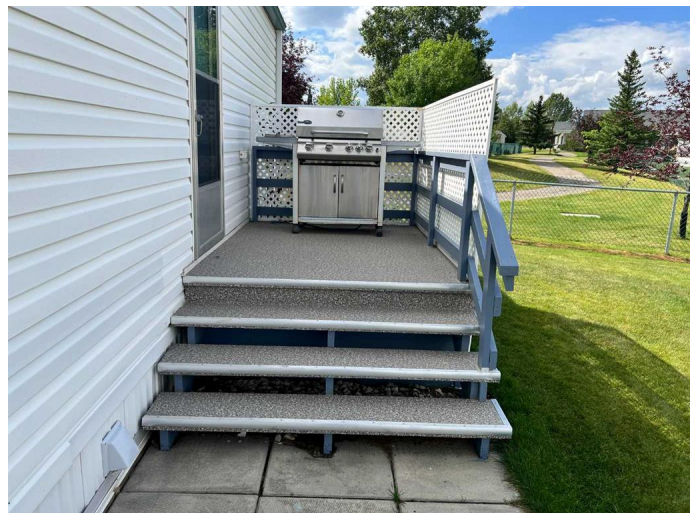
\$288,800

3 Bedroom, 2.00 Bathroom, 1,120 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

The only unit currently for sale in Watergrove, so don't procrastinate or you will miss it! Best location in the best mobile home community you'll find this Great 1985, 3 bedroom, 2 full bathroom south facing home on huge pie lot away from any noisy streets, and has paved path just past the back yard. This home comes with vaulted ceiling in living room, open to spacious white kitchen which has almost new glass top stove, large fridge with waterline to it plus an ice maker, large pantry/storage shelving units at laundry room, great step-in shower in ensuite off large master bedroom at the back of the home. The private side yard has ground level dura deck, posts to hang hammock/chairs, tall flag pole complete with Canadian flag, raised storage shed on wood floor, motion detection bright solar light at front door, garden hose reel complete with 2 garden hoses, SOME raspberry bushes, 2 nanking cherry trees, 2 small blueberry bushes, small perennial plant corner next to back deck, small back yard deck comes complete with stainless steel BBQ hooked up to natural gas line so you do not run out of propane, and more. This home received new roof shingles in 2022, new vinyl siding in early 2003, all poly-b waterlines replaced with Pex in 2023, Rainfresh drinking water filter under kitchen sink, levelling checked in 2023, installed landscaping ties around the outside of the home to allow for easy grass mowing, so no trimming required, and much more.



Built in 1985

Essential Information

MLS® #	A2152536
Price	\$288,800
Sold Price	\$288,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.00
Year Built	1985
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Sold

Community Information

Address	80, 99 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4E4

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Fiber Optics Available, Garbage Collection, High Speed Internet Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Asphalt, Carport, Driveway, Front Drive, Off Street, Tandem

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s)
Appliances	Electric Range, Freezer, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Mid Efficiency, Standard, Forced Air, Natural Gas
Cooling	None

Exterior

Exterior Features	Awning(s), Barbecue, BBQ gas line
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	None, Wood

Additional Information

Date Listed	August 19th, 2024
Date Sold	August 22nd, 2024
Days on Market	3
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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