

**197, 99 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2210706



\$219,000

Division:	Arbour Lake		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,089 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Paved		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Lawn, Paved		

Heating:	Electric, Forced Air	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Piling(s)	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	-		

Inclusions: furniture neg.

1992 Regent Home Systems Mobile Home This must see charming 3-bedroom, 2-bathroom home is in the Watergrove This well-kept property boasts three good size bedrooms, two full bathrooms, a large living room area with open concept kitchen that has plenty of space for family and guests. It has been confirmed that a carport can be built on the driveway Main bathroom is a 4 pc Master bedroom - 4-piece bathroom with Soaker Tub - Walk in closet - Large bedroom - Ceiling Fan Living room - Electric Fireplace - Ceiling Fan Kitchen - Fridge, Stove, Dishwasher, Microwave - lots of kitchen cabinets - Skylight & flashing redone 2024 Laundry Room - Front Washer and Dryer Includes all window coverings Paved parking pad Large lot More info Siding and skirting have been replaced Good Sized Shed Roof Shingles replaced Sept 2024 Hot water replaced 2018. Furnace replaced 2009. Maytag Washing machine replaced 2021. Maytag Dryer replaced 2023 Chimney replaced 2021 Living room and Kitchen windows replaced 2020 Microwave 2024 Stove and Hood Fan 2014 Ceiling Fans replaced in 2011 All buyers and residents must be 45 years of age or older. Dogs must be approved by Park . dogs must be under 15 inch tall