

86, 99 Arbour Lake Road  
Calgary, Alberta

MLS # A2280268

**\$199,000**



<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,402 sq.ft.	<b>Age:</b>	1985 (41 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Driveway, Front Drive, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Electric Fireplace, TV in livingroom, shed in backyard, 2 outdoor patio sets including chairs, fridge in the shed, exterior flower pots, 2 indoor dining tables and chairs as seen in interior photos

Welcome to this beautifully maintained and thoughtfully designed mobile home located in the highly desirable Westgrove Mobile Home Park, offering a true sense of pride of ownership in one of Northwest Calgary's most established communities. This spacious home features 2 bedrooms and 2 bathrooms, including a private ensuite with a walk-in shower and patio access to the South facing back deck. An exceptionally functional layout with two large living rooms and two separate dining areas—perfect for both everyday living and entertaining. A dedicated storage/wine room/den adds even more versatility. The large addition expands the living space to make the total open living space over 1400 square feet and includes brand-new temperature-regulating baseboard heaters and a cozy electric fireplace with adjustable temperature control to set your comfort level without worry creating a comfortable retreat year-round. The home has been meticulously cared for and shows beautifully. Step outside to enjoy the sun-filled south-facing backyard, accessible from two separate doors, featuring a solid wood deck and a lower stone patio—ideal for relaxing, entertaining, or enjoying warm summer evenings. The large storage shed includes an additional refrigerator, perfect for beverages and entertaining. Parking is effortless with a covered carport and additional driveway space for two more vehicles. Significant recent upgrades include a brand-new roof and all new plumbing beneath the home, complete with a self-regulating heat tape system and dedicated system, offering peace of mind and protection from freezing—no winter worries here. Located just two doors from the clubhouse, residents enjoy convenient access to the pool, games room, and community amenities, enhancing the lifestyle appeal of this welcoming neighbourhood.