

31, 99 Arbour Lake Road NW
Calgary, Alberta

MLS # A2280394

\$219,000



Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	-		
Inclusions:	N/A		

OPEN HOUSE Saturday January 31, 2026 12 pm - 2 pm.....Built in 2003, this thoughtfully maintained home offers peace of mind with numerous upgrades inside and out. The roof was replaced in 2022, while major systems have been carefully updated over the years, including a hot water tank (2003), thermostat (2022), and skylights (2025) — complete with a 10-year transferable warranty. New flooring was installed in 2018, and the stainless steel stove (2022) adds a modern touch to the kitchen. New plumbing (2024) in both bathrooms, including toilets, and sink faucets. Updated kitchen faucet (2024) Shower head replaced in the primary bathroom (2022), gas fireplace blower replaced (2023), heat tape updated (2024), fire alarm replaced (2024), skylight replaced in 2025 with transferable warranty (10yrs), large, vinyl-covered deck perfect for relaxing or entertaining, mature trees and shrubs offering privacy and curb appeal, generously sized, fenced yard, off-street parking for two vehicles, storage shed, well-maintained lot ideal for outdoor living. Located in Watergrove Mobile Home Park in Arbour Lake, residents enjoy a clubhouse, fitness center, hot tub, library, and a friendly, social atmosphere, just minutes from Crowfoot shopping, restaurants, and transit. This home is a fantastic opportunity for buyers seeking a solid property with documented upgrades, functional outdoor space, and long-term value.