

# \$239,900 - 101, 99 Arbour Lake Road Nw, Calgary

MLS® #A2251855

**\$239,900**

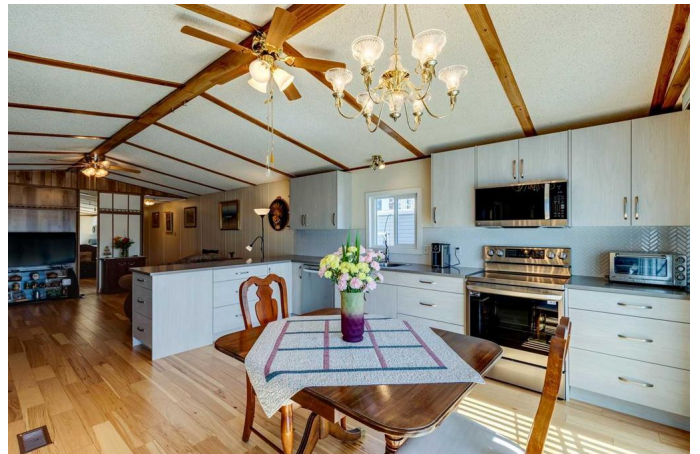
3 Bedroom, 1.00 Bathroom, 1,201 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

Welcome to #101, 99 Arbour Lake Road NW in the community of Watergrove â€” a 44-acre adult-living community with some of the best amenities youâ€™ll find anywhere.

As their website says, â€œWatergrove features wide streets, large front yards and an adult age 45+ lifestyle community. Relaxed living in a friendly community, along with easy access to great amenities, gives community members many reasons to enjoy living in Watergrove.â€• Some of the clubhouse highlights include: An exercise room equipped with weights and cardio equipment; a Lending Library with a varied selection of paperback novels, DVDâ€™s and puzzles; A games room with billiards tables, shuffle board tables and dart boards; a large main hall with a fully equipped kitchen for community events and social club functions; a dry sauna; an indoor hot tub; and during the summer months a large outdoor heated pool and deck area. You wonâ€™t find amenities like this in just any old community. Couple that with the fact you are just steps from the stores and restaurants in Crowfoot Centre, as well as the Crowfoot LRT, and the location is amazing. Now, the Home. Itâ€™s gone through extensive upgrades in the last few years, including a custom kitchen with all new custom cabinets, counters, backsplash, and even his and hers fridges! Seriously, there are two fridges in the kitchen! There is new hardwood throughout the main areas as well, including the large family room. There are 3 bedrooms and a 4-piece bath that



highlight the rest of the living space. Outside, your own private yard is perfect for gardening, and even includes an abundance of tomato plants. The private deck is great for outdoor relaxing in the afternoon, and there is plenty of parking with the carport and private driveway. To view more details and to find out more about the community clubhouse amenities, click the link below.

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2251855                |
| Price          | \$239,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,201                   |
| Acres          | 0.00                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 101, 99 Arbour Lake Road Nw |
| Subdivision | Arbour Lake                 |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 4E4                     |

**Amenities**

|                |                                                                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Garbage Collection, High Speed Internet Available |
| Parking Spaces | 2                                                                                                                                                  |
| Parking        | Aggregate, Attached Carport                                                                                                                        |

**Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Built-in Features, Quartz Counters                     |
| Appliances        | Dishwasher, Dryer, Electric Oven, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Private Yard                  |
| Lot Description   | Back Yard, Close to Clubhouse |
| Roof              | Asphalt Shingle               |
| Construction      | Metal Siding                  |
| Foundation        | See Remarks                   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 14                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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