



THE
A-TEAM

**RE/MAX
FIRST**

99 ARBOUR LAKE Road #266, Calgary T3G 4E4

MLS® #: **A2197138** Area: **Arbour Lake** Listing Date: **02/27/25** List Price: **\$260,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
 Sub Type: **Mobile**
 City/Town: **Calgary**
 Year Built: **1973**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,302**
 Low Sqft:
 Ttl Sqft: **1,302**

DOM
-0
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Mobile Home-Double Wide**

Parking
 Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Off Street, Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air** Flooring:
 Sewer: **Ceramic Tile, Laminate**
 Ext Feat: Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat:
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title:
 Legal Desc: Zoning:

Remarks

Pub Rmks: **STOP THE CAR !!! Welcome to this very tastefully finished and renovated (2018), extremely well lit home. Newer south and east facing windows as well as 4 skylights. Walk in to this open area living room, kitchen dining area. This was a 3 bedroom unit, took one of the bedrooms opened it up made dining room. Wide open and very spacious living room, kitchen, and Also lots of very well planned storage closets with shelves throughout the home. We do NOT stop there.. primary bedroom also has its own 3 pc bath, walk-in closet with it's own garden/patio door to the rear deck, there is a side deck, also a fenced yard. The upgrades some**

were done in last few years years include, new drywall, new flooring, new light fixtures, new vinyl windows, new shingles, 2 new decks, new siding & extra insulation, new bathroom fixtures, central A/C, central vac and much much more. DO NOT forget the Club House stop in to see the inviting recreation centre with game rooms, hobby rooms, outdoor pool & indoor hot tub. This park is located close to the shopping centres of Crowfoot Village, restaurants, theatres & more...LRT and other public transportation is just steps away... Call your fav realtor to book a showing !

Inclusions:

Property Listed By:

N/A

Diamond Realty & Associates LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











