

**289 Burroughs Circle NE  
Calgary, Alberta**

**MLS # A2169051**



**\$185,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	1,412 sq.ft.	<b>Age:</b>	1988 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Attached Carport, Covered		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** Shelves in shed

Homes with carports don't often come up for sale in Parkridge Estates. Not only will this one fit two cars tandem but it's closed on three sides making it almost as good as a garage for protecting your vehicles. Along with the attached carport, this home features central air conditioning and an addition for over 1400 sq feet of living space. Large windows and a kitchen skylight make the home bright and inviting while the high quality laminate adds warmth with its rich tones that look like hardwood. Offering plenty of storage with a built-in pantry and lots of cabinets, the kitchen has room for a dining table plus there a breakfast bar for quick meals. The primary bedroom is a good size with room for larger furniture. The 4 piece ensuite has a skylight to brighten the room. The low step bathtub is an added convenience for people with limited mobility. At the other end of the home are two more bedrooms and another 4 piece bath. The permitted, heated addition on the home includes space for extra storage or hobby room with plenty of closet space for even more storage. Next to that is a south facing sunroom that makes a great spot to enjoy morning coffee. The home was just levelled and skirting adjusted accordingly, furnace has been fully serviced, hot water tank approx 7 years old, a/c installed approx 10 years ago, roof is 15 years old with 30 year shingles and plumbing has all been upgraded to pex. There is a large shed at the rear of the home with electricity, a built in workbench and storage shelves. Lot fee is \$830/month and includes landscaping, snow removal, waste and recycling. Park management is not approving any new carports to be built which makes this a sought after feature. Two pets per home allowed and dogs must be less than 15 inches at the shoulder when fully grown. There is an active community association (\$25/year) and activities include pub nights, jam

sessions, coffee meet ups, cribbage, golf and dinner dances. Parkridge Estates is one of the most desirable mobile home communities in Calgary. Schedule your viewing today!