

**344 Burroughs Circle NE
Calgary, Alberta**

MLS # A2180574



\$205,000

Division:	Monterey Park		
Type:	Mobile/Manufactured House		
Style:	Single Wide Mobile Home		
Size:	1,429 sq.ft.	Age:	1994 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Asphalt, Off Street, Parking Pad, Side By Side		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Skylight(s), Soaking Tub, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Pot rack, Remote blinds

OPEN HOUSE Sunday, November 24 1:00 PM to 3:00 PM If you're looking for WOW factor at an affordable price, this home is it. Located in one of the most desirable adult (16+) mobile home communities in Calgary, this 2 bed/2 bath home with large addition has been substantially updated; most of the interior upgrades have been done in the last 5 years. When you enter the home, you'll note the open living space with unique details throughout. Sliding glass doors from the living room to the large covered deck extends your living space through much of the year. Always short of storage space in your kitchen? From the toaster barn to the hidden coffee bar and pullout spice cupboard, the well planned kitchen has cupboard space to spare. Quartz counters complement the two tone cabinetry and high end appliances complete the package including OTR microwave with dual crisp feature, Fisher Paykel two drawer dishwasher, Bosch refrigerator and new electric stove. The primary bedroom has plenty of room for oversize furniture and the upgraded ensuite includes a deep soaker tub. At the other end of the home is second large bedroom and a 3 piece bath with walk in shower. Through the laundry room is a large addition complete with electric heat, upgraded insulation and its own electric panel. This room would make a good third bedroom, office or hobby/craft room. Out the back door is a smaller deck area with raised garden beds and a small paver stone potty area for your dog. This home has been well maintained over the years with big ticket items such as vinyl windows (2013), main roof (2013), addition roof (2023), hot water tank (2018), furnace and central air conditioner (2021); furnace was just serviced and freshly painted ceiling. Other features include new clear panels on deck roof, water softener, drinking water purifier, in sink disposal, remote blinds in

kitchen, living room and primary bedroom. Lot fee is \$820/month which includes landscaping, snow removal, waste and recycling services. Pet restrictions are 2 pets per home, dogs must be less than 15 inches tall at the shoulder. Parkridge Estates has an active community association (\$25/year) with many regular events for residents such as weekly pub night, coffee meetings and jam sessions.