



GRASSROOTS
REALTY GROUP

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97, 6724 17 Avenue SE
Calgary, Alberta

MLS # A2228304



\$210,000

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,004 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home, See Remarks		

Inclusions: Exterior shed

Absolutely Stunning! This 1004 sf 2 bed 1 bath affordable home will WOW you! Everything upgraded, renovated & restored. Starting with the exterior, new siding, insulation, Tyvek wrapped, windows (newer), front exterior door (ring camera stays), membrane roof, eavetrough/gutters (2023 & 2024), new shed at back for storage, new virtually no stone left unturned & all lines have been changed out to PEX & ducting cleaned (2023). New FENCE IN 2024 with new concrete slabs up to the steps (new in 2024) to the covered deck has a dedicated entrance direct into the mud room as well as front entry into the home. Drywalled throughout with new insulation to keep down the heating costs, (relevelled 2023 to accommodate drywall) The interior has been painted in modern colours (2023), drywall, knock down ceiling, furnace (2020), Rinaai Tankless Hot Water (2020), new 12mm laminate flooring-DMX Advanced vapor barrier underlay throughout (mold, moisture & sound barrier) will increase floor temperature by 12 degrees. New lighting w/ceiling fan in living room & newer baseboards & casing. The kitchen is truly a Chef's kitchen with upgraded appliances and tons of cabinets & counterspace. A separate side pantry is beside the hall closet. Stainless fridge-plumbed for water & ice (2023 with extended warranty), dishwasher (2023), OTR microwave, vented outside (2023), convection stove (2020), high end laminate counters, Blanco composite double sink w/ Pfister faucet & shaker style cabinets. Eating bar seats 3 comfortably. Living room has big windows w/tons natural light, window coverings includes drapes from Belgium (2023), wall unit TV/stand, dining area & front hall closet. The primary bedroom is big & can easily accommodate a king size bed, walk in closet area, custom wall panels, cheater door to the main bathroom, 5pce bathroom has soaker

tub (2023), vanity with double sinks (2023), comfort height toilet (2023) and water resistant floor laminate tiles. The 2nd bedroom is huge & fits 2 beds. The mud room has same flooring & underlay, peg board for keeping everything neat & tidy & still tons of room for storage. Side by side front parking fits a truck and good sized SUV. Deck is completely closed in w/privacy lattice & own heater, big yard (rivals new communities), garden beds, green house & at back is shed for all your storage needs. ew fence has panels that come apart for easy access to the yard. RV parking onsite for a nominal fee. This home is ideal for those who DON'T want "shared walls", assigned parking but want their own backyard, front of home parking . Lease fee of \$1,100 includes water, sewer, snow & garbage removal, common area maintenance and onsite management & recycling. Mountview is a non-rental park-all homes are owner occupied. Easthills shopping, theatres, COSTCO are close by as are bus routes to downtown. Schools & amenities all close by with Elliston Park across the street for walking, biking & big play park for kids. Nothing to do but move right in.