



**GRASSROOTS**  
REALTY GROUP

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**504, 1101 84 Street NE**  
**Calgary, Alberta**

**MLS # A2231541**



**\$288,800**

<b>Division:</b>	Abbeydale		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,466 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Level, Near Shopping Center, No Neighbours		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	Pillar/Post/Pier	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Built in Office Desk, Master Bedroom TV and TV Mount, Blinds

Welcome to Chateau Estates & one of Calgary's most desirable manufactured home communities! This beautifully maintained 3-bedroom, 2-bathroom home offers 1465.98 sqft of comfortable living space situation on a LARGE PIE SHAPE LOT. This charming mobile home features a bright and open kitchen with stainless steel appliances and opens to a cozy living room area perfect for entertaining or a quiet movie night. The adjacent dining area is perfect for entertaining, and a cozy breakfast nook for casual meals & opening onto a large backyard deck ideal for outdoor living. The spacious primary bedroom can easily fit a king-sized bed and features a private 4-piece ensuite, while the generously sized second bedroom also enjoys easy access to its own 4-piece bathroom. The third bedroom, complete with a trendy barn door, is currently being used as a home office but can easily convert into a guest space to suit your needs. Outside, enjoy a large pie-shaped lot with a 2-car driveway, a beautifully landscaped backyard, and a spacious deck with pergola & ideal for relaxing or hosting friends. A convenient storage shed adds extra utility, and the roof has been recently replaced, giving peace of mind. Chateau Estates is a well-managed, secure, all-ages manufactured home community and features paved streets, cottage-style mobile homes, and includes water, sewer, trash, and snow removal in its lot fees. Residents enjoy a large clubhouse complete with hot tub, sauna, fitness room, and games area, all within a quiet, family-friendly environment! Don't miss your opportunity to own this turnkey home in a quiet, well-managed community just minutes from major shopping and entertainment centres, including Walmart, Costco, East Hills Shopping Centre, Cineplex Theatre, banks, and a wide array of restaurants and amenities!

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