



GRASSROOTS
REALTY GROUP

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431, 3223 83 Street NW
Calgary, Alberta

MLS # A2233724



\$159,900

Division:	Bowness		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,300 sq.ft.	Age:	-
Beds:	2	Baths:	1
Garage:	Parking Pad, RV Gated		
Lot Size:	0.06 Acre		
Lot Feat:	-		

Heating: Fireplace(s), Natural Gas, Pellet Stove, Wood

Floors: Laminate, Linoleum, Vinyl

Roof: Asphalt Shingle

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: Piling(s)

Features: French Door, Natural Woodwork, No Smoking Home, Open Floorplan, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: -

Utilities: -

Inclusions: seller willing to leave home fully furnished minus the electronics, all supplies for the wood stove and the pellet stove

For more information, please click Brochure button. Welcome to beautifully updated home located in the family friendly community of Greenwood Village! Walking into this home you enter the large mud room that is equipped with a wood burning stove that was installed in 2018, this not only drastically reduces the winter cost of heating but also adds a warm cozy vibe. From the living room you have a small view of the ski hill from one of the three large newer windows that light up the room and the light spills into the large open kitchen with the knotty pine cabinets. To add to the cozy vibe of this home there is also a pellet stove installed in 2016 to also help cut down the winter heating costs that you rarely need to run the furnace! Just off the kitchen through the French doors leading to the primary bedroom that is large enough for a king size bed, dresser and has his and hers closets. At the back end of this room is the door to the fully equipped shop that you can heat with the wood fireplace at the front of the home. Stacking washer and dryer located in the bathroom that has a large vanity, a deep tub and still room to add more shelving and storage. Second bedroom is located beside the bathroom at the back of the home. This home has been upgraded with drywall throughout increasing the insulation, new vinyl planking done in the kitchen, bathroom, and entrance. The outer tin siding was removed and replaced with Tyvek wrapping under the upgraded vinyl siding. This home is a dream for the handy person with the fully powered workshop with sink, also right out the door for more room is the 8x13 powered shed for more storage space. You can enjoy a warm day sitting in the front garden while socializing with the neighbors or spend some time relaxing in the large fully fenced back yard that has a sectioned off garden area for those with a green thumb and a patio deck that has a beautiful

etching of the Rockies in the glass railing. This patio is also set up with a 120V outlet and water to accommodate a hot tub. This is a land leased community that you pay a monthly lot fee of \$1275, this fee covers your water, sewer, garbage, and the property taxes on the land. The perks of this is you own your home, not just a share of a building, no shared walls and your own yard, space and privacy.