



**272 Burroughs Circle NE
Calgary, Alberta**

MLS # A2299900



\$174,900

Division:	Monterey Park		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,391 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Parking Pad, Plug-In		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, Skylight(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Shed, patio set

OPEN HOUSE Saturday, April 11 2:00 PM to 4:00 PM This 3 bedroom/2 bath mobile home in desirable Parkridge Estates will be sure to impress. It has been owned by the same family since almost new and the pride of ownership is evident throughout. When you enter the home, you'll appreciate how bright it is with natural light coming in the many windows and kitchen skylight. The main living area is open concept. The kitchen has an abundance of cabinet space with built in china cabinet as well as a large pantry. Off the kitchen is a laundry room that also has the furnace (approx 10 years old) and hot water tank (approx 5 years old). Through the laundry room is a heated addition that provides extra living space and makes a good hobby/craft room or tv room. The primary bedroom is a nice size with walk in closet and an ensuite that includes a walk in shower, vanity and new toilet. At the other end of the home are two more bedrooms and a second 4 piece bath. The roof was replaced approximately 10 years ago and the central a/c was installed about 10 years ago. The large covered deck will provide plenty of outdoor enjoyment, patio set is included. Parkridge Estates is an adult (16+) community with an active community association. Lot fee is \$820/month which includes landscaping, snow removal, waste and recycling. There is an annual \$25 mandatory fee and activities include pub nights, cribbage, coffee meetings, jam sessions, crafting circle and more. There are 2 pets allowed per home and dogs must be less than 15 inches tall at shoulder when fully grown.