



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**96 Burroughs Place NE**  
**Calgary, Alberta**

**MLS # A2209094**



**\$318,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,284 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<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>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Refrigerator, Dishwasher, Stove, Microwave Hood Fan, Window Coverings

Welcome to 96 Burroughs Place NE – A Modern, Move-In Ready Home in a Vibrant Community. If you’re looking for a beautifully updated, low-maintenance home in a welcoming adult living community, look no further! This fully renovated mobile home features 2 spacious bedrooms and 2 stylish bathrooms, thoughtfully designed for both comfort and functionality. Step inside to discover a bright and open layout, showcasing recent upgrades throughout. Renovations include: New roof and siding, All-new flooring and modern light fixtures, Updated appliances and windows, Heat tape added to water and sewer lines, Brand-new front and rear decks, plus a new rear door. You’ll love the extra features that set this home apart—an attached garage, dedicated office space, and a convenient laundry room. There’s also ample storage to meet your everyday needs. Enjoy the outdoors from your gorgeous new decks, or take part in the many social opportunities offered by the community hall. The lot fee covers lawn maintenance, snow removal, and garbage/recycling collection, making for truly worry-free living. Located in a peaceful park-like setting, yet just 10 minutes from all major amenities, this home offers the perfect blend of comfort, convenience, and community. Don’t miss out—book your showing today!