

**3107 Burroughs Manor NE
Calgary, Alberta**

MLS # A2200155



\$184,900

Division:	Monterey Park		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,135 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Outside, Parking Pad, Side By Side		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	-		

Inclusions: Shed

This well kept 3 bedroom, 2 bathroom home in the adult (16+) community of Parkridge Estates is sure to please . Entering the home, the vaulted ceilings in the main living areas give the home a feeling of spaciousness. The kitchen has ample cupboards, walk in pantry and a bakers dream island with a separate dining area. The primary bedroom is very large with a large walk in closet and a 4 piece ensuite. At the other end of the home are two more bedrooms and another 4 piece bath. This home has been well maintained over the years; 10x20 covered deck built in 2021, Coleman furnace (2017), re-levelled in 2022, shingles replaced on both the 10x10 Shed and home in 2021, insulation and bladder replaced in 2016 and kitchen was upgraded in 2016. The lot has a big green space backing on to RV parking which adds to the privacy of this well cared for home. Parkridge Estates is an adult (16+) community with an active community association. Lot fee is \$810/month which includes landscaping, snow removal, waste and recycling. There is an annual \$25 (mandatory) community 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.