

\$294,500 - 31 Burroughs Lane Ne, Calgary

MLS® #A2156062

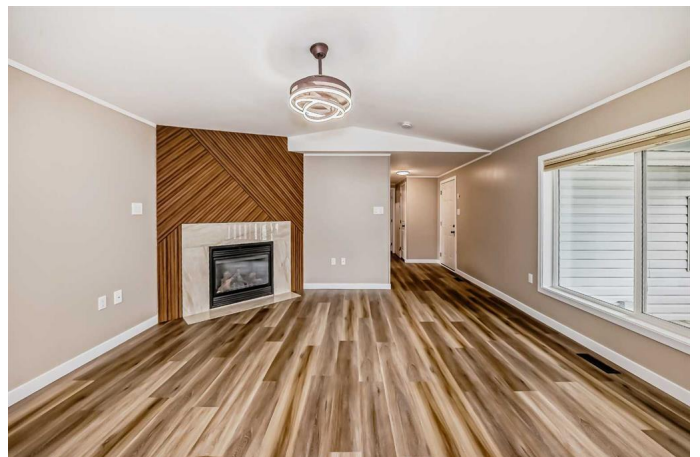
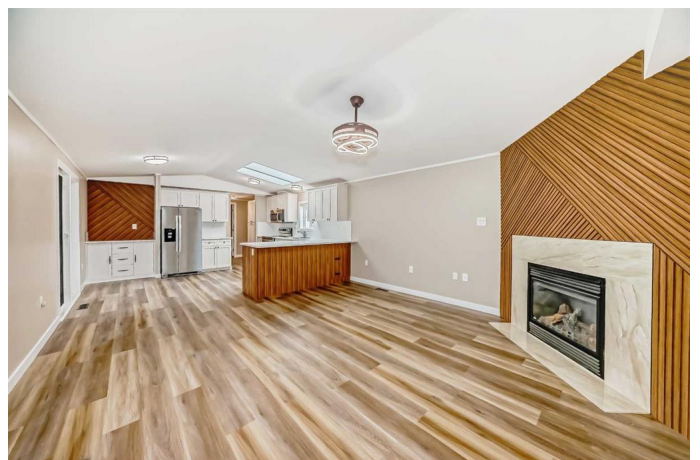
\$294,500

3 Bedroom, 2.00 Bathroom, 1,214 sqft

Mobile on 0.00 Acres

Monterey Park, Calgary, Alberta

Fully renovated mobile home with single attached garage in Parkridge Estates! Mobile homes with a garage rarely come up for sale. The showhome quality renovation is stunning; there is nothing to do here but turn the key and move in. When you enter the home, you'll be taken with how bright and open it is. The vaulted ceiling has a flat finish (that's right, no popcorn ceilings) that adds a sense of height to the home. With the large south facing windows and skylight in the kitchen, natural light floods the home. The teak coloured feature walls, soft tones of the white chocolate cabinets and blend of cinnamon, white and gray in the quartz counters brings an earthy harmony that makes the home warm and inviting. Brand new stainless steel kitchen appliances have never been used and you'll appreciate the convenience of the work station sink. The built in coffee bar adds accessibility to smaller appliances without cluttering the main counter space. There's a large pantry off the kitchen with a space beside for a small freezer. Step into the laundry room and note the brand new furnace with central air. The lightly used front load washer and dryer pair are modern with new cabinets and a hanging bar above. A large primary bedroom has plenty of room for larger furniture and a walk in closet that includes organizers. In the primary ensuite, the walk in shower is beautiful with faux marble finishes, rain showerhead and hand shower. At the other end of the home are two more bedrooms; a large bedroom that



spans the width of the home and a smaller bedroom that would make a nice hobby room or home office. The main bath has also been completely redone with a deep soaker tub, faux marble surround and new vanity with vessel sink. The new hot water tank has its own niche making it easily accessible. The garden doors off the kitchen take you to a covered deck that will bring you many days of outdoor enjoyment. The icing on the cake is a single attached insulated garage; one of the few in this community. Other updates in 2024 include new roof including new low slope roofing over the deck, new heat tape on the water and sewer lines and new insulation under the front bedroom. The fireplace and air conditioner have been professionally serviced. Lot fee is \$830/month which includes landscaping, snow removal, waste and recycling. Pet restrictions are 2 per home; dogs must be less than 15 inches at the shoulder when fully grown. Parkridge Estates has a very active community association (\$25/year mandatory fee) which includes weekly pub nights, cribbage, jam sessions, craft circle and coffee meetings.

Built in 2008

Essential Information

MLS® #	A2156062
Price	\$294,500
Sold Price	\$290,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,214
Acres	0.00
Year Built	2008
Type	Mobile
Sub-Type	Mobile

Style	Single Wide Mobile Home
Status	Sold

Community Information

Address	31 Burroughs Lane Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 0A3

Amenities

Parking Spaces	2
Parking	Asphalt, Garage Door Opener, Insulated, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Living Room

Exterior

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

Additional Information

Date Listed	August 8th, 2024
Date Sold	August 29th, 2024
Days on Market	21
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Canyon Creek
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