



THE
A-TEAM

**RE/MAX
FIRST**

3012 BURROUGHS Manor, Calgary T1Y 6K7

MLS® #: **A2191088**

Area: **Monterey Park**

Listing Date: **01/29/25**

List Price: **\$190,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **1992**

Finished Floor Area

Abv Sqft: **1,289**
Low Sqft:
Ttl Sqft: **1,289**

DOM

1
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Single Wide Mobile Home**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Asphalt,Attached Carport,Side By Side

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat:

Construction: **Wood Frame,Wood Siding**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt:
Piling(s)

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Freezer,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),Skylight(s),Vaulted Ceiling(s),Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`7" x 14`3"
Dining Room	Main	6`6" x 12`5"
Bedroom - Primary	Main	12`3" x 11`1"
Bedroom	Main	9`6" x 9`5"
4pc Bathroom	Main	4`9" x 7`7"

Room	Level	Dimensions
Den	Main	9`6" x 14`2"
Kitchen	Main	8`1" x 18`0"
4pc Ensuite bath	Main	14`6" x 5`0"
Bedroom	Main	9`7" x 7`9"
Laundry	Main	7`6" x 7`6"

Legal/Tax/Financial

Title:
Legal Desc:

Zoning:

Remarks

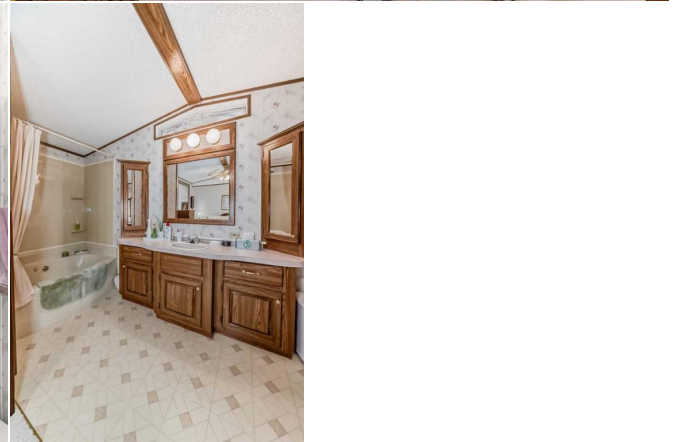
Pub Rmks: **OPEN HOUSE Saturday, Feb 1 1:00PM to 3:00PM This 3 bedroom/2 bath mobile home in desirable Parkridge Estates will be sure to impress. It has been owned by the same family since new and the pride of ownership is evident throughout. It has one of the best locations in the community being just steps from the community centre and all the activities the community has to offer. The first thing you will notice is the single attached carport in front of the home with another outside parking spot next to it. There is a nice covered south facing porch in front where you can enjoy the sun and chat with your neighbours as they walk by. If more privacy is what you prefer, there is a large covered deck in the back of the home as well. When you enter the home, you'll appreciate how bright it is with natural light coming in the many windows and large dining room skylight. The main living area is open concept with a nice addition off the living room. The addition provides a separate room for reading, crafting or hobbies. 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 and hot water tank (both approx 10 years old). The primary bedroom is a nice size with a large ensuite that includes a jetted tub, large vanity and separate water closet. At the other end of the home are two more smaller bedrooms and a second 4 piece bath. The roof was replaced approximately 5 years ago. Parkridge Estates is an adult (16+) community with an active community association. Lot fee is \$830/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. Please note: the refrigerator is sold as-is, the freezer portion doesn't work but there is a freezer included in the sale of the home.**

Inclusions: **NA**
Property Listed By: **MaxWell Canyon Creek**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













Room	Dimensions	Room	Dimensions	Room	Dimensions
Bedroom	7'6" x 9'3"	Bedroom	9'7" x 7'9"	Living	14'7" x 14'3"
Den	7'9" x 14'2"	Dining	6'9" x 12'9"	Kitchen	8'1" x 10'7"
Bathroom 4P	4'9" x 7'7"	Entrance	4'9" x 11'0"	Laundry/Mechanical	7'6" x 7'6"
Primary Bedroom	12'2" x 11'1"	Ensuite 4P	14'0" x 5'0"	Deck	10'7" x 19'0"
Porch	10'4" x 6'11"				

Disclaimer: To be used only for the marketing of the subject property, and only by the client listed below and/or other parties directly connected to the marketing process. May not be published, distributed or used for other purposes. Best illustration of the property appears as shown herein. Please contact us for the full and complete list of features and details of construction.

Client: Janel Marinkowski

January 29, 2025

Job #: 050899