



GRASSROOTS
REALTY GROUP

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353 Burroughs Circle NE
Calgary, Alberta

MLS # A2329889



\$135,000

Division:	Monterey Park		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	980 sq.ft.	Age:	1987 (39 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	-		

Inclusions: n/a

Welcome to this turn-key home where extensive, professionally contracted updates over the years offer the perfect blend of modern style and long-term peace of mind. Stepping inside, you are greeted by a sun-drenched and open floor plan that underwent a renovation just two years ago, anchored by durable and contemporary laminate flooring that flows seamlessly throughout the entire home. The heart of the home has a fully updated kitchen, beautifully appointed with premium marble countertops, modern cabinetry, and ample prep space for the home chef. The thoughtfully designed layout continues upstairs with a remarkably spacious master bedroom retreat and an impressive five-piece bathroom featuring highly functional double sinks to make busy mornings a breeze. For seamless indoor-outdoor living, the home boasts a cozy, pre-built enclosed carpeted deck area, offering a private sanctuary to enjoy your morning coffee or relax with a book in comfort. Beyond the interior cosmetic updates, this property offers incredible structural integrity and low-maintenance living, featuring a roof and siding that were fully replaced approximately eight years ago, alongside upgraded, highly efficient windows installed throughout the entire house roughly ten years ago. The location is great, privacy in the park, easy access to shops, restaurants and Stoney Trail. Come by and have a look!