



## 289 Burroughs Circle Calgary Alberta

\$185,900

Homes with carports don't often come up for sale in Parkridge Estates. Not only will this one fit two cars tandem but it's closed on three sides making it almost as good as a garage for protecting your vehicles. Along with the attached carport, this home features central air conditioning and an addition for over 1400 sq feet of living space. Large windows and a kitchen skylight make the home bright and inviting while the high quality laminate adds warmth with its rich tones that look like hardwood. Offering plenty of storage with a built-in pantry and lots of cabinets, the kitchen has room for a dining table plus there a breakfast bar for quick meals. The primary bedroom is a good size with room for larger furniture. The 4 piece ensuite has a skylight to brighten the room. The low step bathtub is an added convenience for people with limited mobility. At the other end of the home are two more bedrooms and another 4 piece bath. The permitted, heated addition would make a nice office or hobby room with plenty of closet space for even more storage. Next to that is a south facing sunroom; a great spot to enjoy morning coffee. The home was just levelled, furnace has been fully serviced, hot water tank approx 7 years old, a/c installed approx 10 years ago, roof is 15 years old with 30 year shingles and plumbing has all been upgraded to pex. There is a large shed at the rear of the home with electricity, a built in workbench and storage shelves. Lot fee is \$830/month and includes landscaping, snow removal, waste and recycling. Park management is not approving any new carports to be built which makes this a sought after feature. Two pets per home allowed and dogs must be less than 15 inches at the shoulder when fully grown. There is an active community association (\$25/year) and activities include pub nights, jam sessions, coffee meet ups, cribbage, golf and dinner dances. ...

Kitchen 12.75 Ft x 8.33 Ft  
Dining room 12.75 Ft x 6.83 Ft  
Living room 15.83 Ft x 15.00 Ft  
Primary Bedroom 13.33 Ft x 12.67 Ft  
4pc Bathroom 9.00 Ft x 6.92 Ft

Bedroom 9.42 Ft x 12.83 Ft  
Bedroom 9.42 Ft x 8.08 Ft  
Other 11.00 Ft x 11.33 Ft  
4pc Bathroom 9.42 Ft x 5.00 Ft  
Other 11.08 Ft x 11.75 Ft

Listing Presented By:



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