



**DJ Golden**  
**REAL ESTATE**

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**Calgary, Alberta**

**MLS # A2214278**



**\$235,500**

<b>Division:</b>	Abbeydale		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,423 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Paved		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** n/a

Welcome to this well maintained mobile in the sought-after community of Chateau Estates, Offering over 1,400 square feet of beautifully designed living space, featuring 3 generously sized bedrooms, 5 piece ensuite, additional 4pc bathroom, with spacious and sun-filled living room boasting new laminate flooring, and a bright, open kitchen with abundant cabinetry and counter space &ndash; perfect for both daily living, cooking and entertaining. The thoughtful floor plan offers optimal privacy with the primary suite set apart from the additional bedrooms. Retreat to your luxurious primary bedroom with gleaming hardwood floors complete with a spa-inspired 5-piece ensuite featuring a jetted tub and ample storage &ndash; a true adult sanctuary. Enjoy effortless outdoor living with a private patio space ideal for relaxing or hosting guests. A large storage shed provides plenty of room for your seasonal items and tools. Unfinished addition adds optional storage and rear access to secluded patio. This lot is perfectly positioned beside a scenic walking path and mere steps away from the neighborhood park and playground &ndash; An ideal setting for families nestled in a peaceful and well-kept community, you&rsquo;ll love the tranquility and neighborly charm Chateau Estates is known for. \$620 Monthly pad fee includes garbage, recycling, compost, snow removal, and water, with no property tax &ndash; allowing you to enjoy an affordable stress-free lifestyle. As a resident, you&rsquo;ll also have exclusive access to the community center, offering a variety of amenities and engaging social events. For outdoor enthusiasts, RV parking is available within the community. Don&rsquo;t miss this opportunity to own a pristine and move-in ready home in one of the area&rsquo;s desirable communities. Schedule your private tour today with your favorite Realtor and experience the

exceptional lifestyle that awaits at Chateau Estates.