

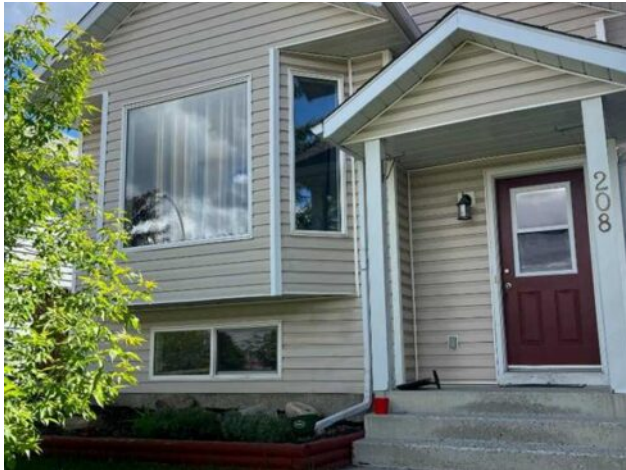


GRASSROOTS
REALTY GROUP

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208 Erin Meadow Green SE
Calgary, Alberta

MLS # A2301184



\$469,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,017 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Laminate
Roof:	Asphalt
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER , DRYER, WINDOW DRAPS (BLACK OUT , BLINDS)

Welcome to this gorgeous, freshly painted and renovated bi-level home located in one of the area's most sought-after neighborhoods. The bright and inviting main floor features an open-concept layout that seamlessly connects the living room, dining area, and kitchen—perfect for both everyday living and entertaining. Most lower windows are egress windows. Also, the electric range is induction. The spectacular lower level boasts an exceptional layout, highlighted by a large bedroom retreat complete with a walk-in closet and private ensuite bathroom. This versatile space is ideal for guests, teenagers, or a luxurious primary suite. Situated on a beautifully treed and flower-filled lot, the outdoor setting provides both charm and privacy. Additional features include central air conditioning throughout the home for year-round comfort and a heated, insulated garage, perfect for cold-weather convenience and extra workspace. Also, attic Insulation has been topped up. This move-in-ready property combines modern updates, thoughtful design, and an unbeatable location—making it a home you won't want to miss.