



GRASSROOTS

REALTY GROUP

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171 Erin Woods Drive SE
Calgary, Alberta

MLS # A2302351



\$494,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,103 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Reverse Pie Shaped Lot, See Remarks		

Heating: Forced Air

Floors: Hardwood, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

| 4 BEDS | 2.5 BATHS | DOUBLE DETACHED GARAGE | GREAT LOCATION | Welcome to this move-in ready 2-storey home in the community of Erin Woods! The main floor offers a bright and functional layout with large windows bringing in plenty of natural light, a spacious living area, and a kitchen featuring updated cabinetry, modern countertops, and direct access to the backyard. Pot lights are found throughout the home, adding to the overall brightness. A 2-piece bathroom completes the main level. Upstairs features three good-sized bedrooms along with a 4-piece bathroom. The fully finished basement includes a large rec room, an additional bedroom, and a 4-piece bathroom. Outside, you'll find a generous backyard and a double detached garage. Conveniently located near schools, parks, shopping, and more.